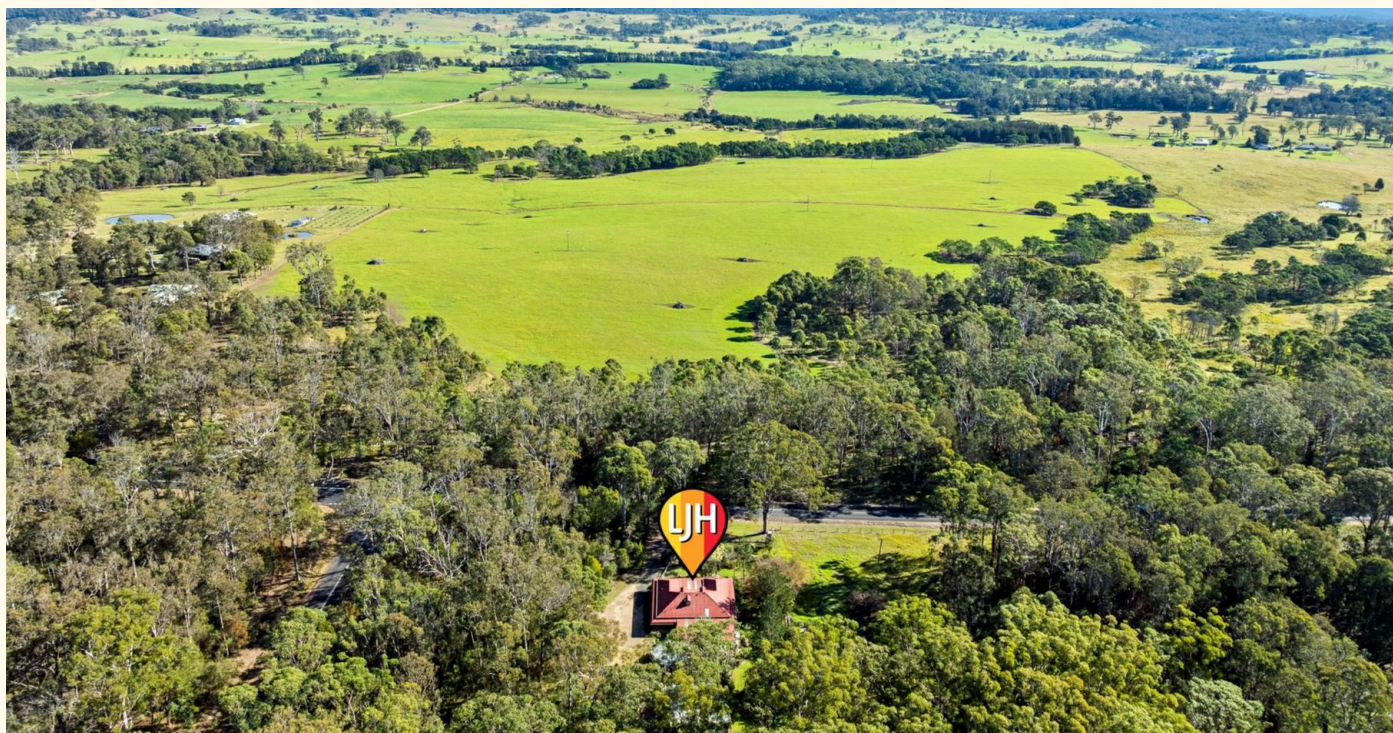




8 Berriman Drive, Congo

Coastal Living and Country Lifestyle

Set on approximately 2 hectares (5 acres) in a peaceful rural setting, this character-filled home offers the space, privacy and flexibility that so many buyers are searching for. Surrounded by established gardens and natural bushland, it's a property that immediately feels welcoming from the moment you arrive.

Stepping inside, the soaring vaulted ceilings with exposed timber beams create a wonderful sense of space, while the home's unique design gives it warmth and personality. Large living areas flow throughout the home, providing plenty of room for the whole family to spread out, entertain or simply relax while taking in the peaceful surrounds.

The functional kitchen sits at the heart of the home, complete with a new dishwasher and ample storage, while the adjoining dining and living areas are designed for everyday family living. A built-in entertainment unit, new hot water system and multiple reverse cycle air conditioners ensure comfort all year round.

Accommodation includes four generous bedrooms, all with built-in robes. The spacious master suite features its own ensuite, while the

4 2 3

FOR SALE
\$1,250,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

main bathroom includes a classic clawfoot bath, adding another touch of character to the home.

A versatile loft provides additional living space and could easily become a home office, children's retreat, guest accommodation or hobby room depending on your needs.

Outside, the lifestyle continues with plenty of room for vehicles, trailers, caravans and workshop space. The 5-acre parcel offers endless possibilities, whether you're looking to establish a hobby farm, create additional gardens, keep a few animals or simply enjoy the peace and privacy that acreage living provides.

Positioned in a sought-after lifestyle location, you'll enjoy the best of both worlds. The beautiful beaches of Congo are only minutes away, offering easy access to swimming, fishing and coastal walks, while Moruya is approximately 13 minutes (7.5km approx) away for shopping, schools, cafés and everyday conveniences. Moruya Airport is also just 20 minutes (20km) approx from the property, making travel simple while still enjoying the privacy and space of rural living.

Offering character, versatility and an enviable lifestyle location, this is a wonderful opportunity to secure an acreage property where you can truly enjoy the best of the South Coast.

- Rates: \$1,667.34 pa
- Land size: 2 Hectares
- Zoning: C4 Environmental Living

MORE DETAILS

Property ID	EPRGT2
Property Type	House
Land Area	2 hectare
Including	Dishwasher Built-in-Robes

James Hamilton 0408 135 553

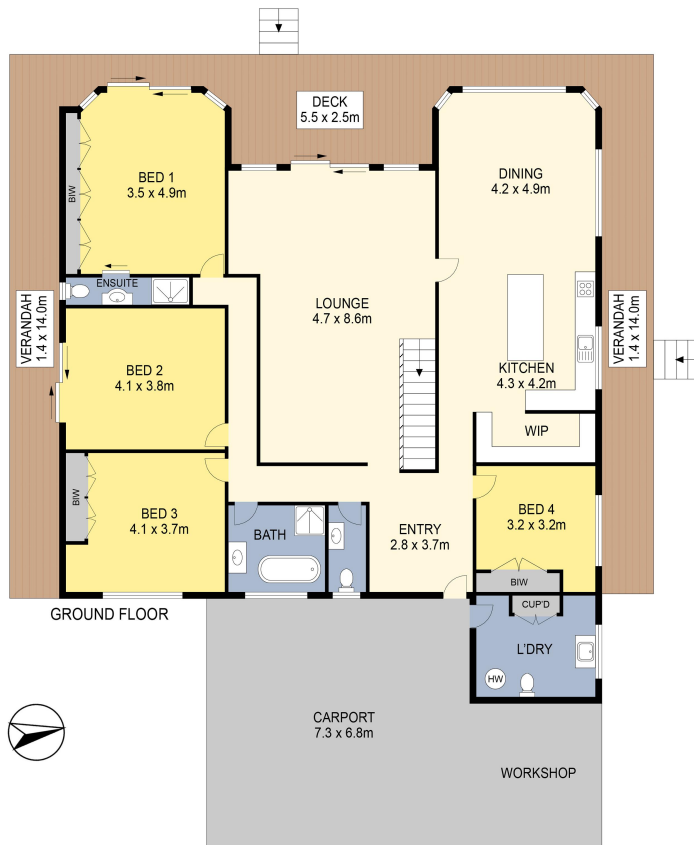
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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