

788 Bugong Road, Budgong, Kangaroo Valley

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Absolute Perfection

A property like 788 Bugong Road does not come along very often. Nestled in the beautiful Budgong Valley, between Nowra and Kangaroo Valley, the property offers a unique, quiet and totally private rural lifestyle. The property is Off Grid with battery backup, rainwater collection and storage

The property is 23 Hectares and surrounded by native bush to ensure total privacy. Main features are;

- Total of 23 Hectares on the Eastern side of Bugong Road
- Approximately 10 Hectares cleared pasture
- Balance of 13 Hectares is native vegetation
- 2 large dams plus seasonal creek
- Extremely well maintained grounds
- 4 Bay Colourbond Shed, 3 doors plus workshop bay
- Multiple water tanks off the shed and house (135,000 litres in total)
- Incredible escarpment views and distant Valley views from the property
- Beautiful low maintenance grounds
- An abundance of native fauna create a natural sanctuary for wildlife
- Battery storage with generator backup

A well built home with an inviting floorplan greets you as you arrive onto the cleared portion of the property. The highlights are;

FOR SALE
\$2,750,000

VIEW
By Appointment

AGENTS
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AGENCY
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- A 2005 build constructed for one of Masterton Homes building supervisors
- Brick construction with Colourbond roof and verandas all round
- High Ceilings, Turpentine Timber floors and quality inclusions
- Family friendly floorplan with multiple living spaces
- 4 large bedrooms with master and family bedrooms separated
- Master bedroom has ensuite, plus a large family bathroom
- Separate very large studio at the front which could be a 5th bedroom
- Formal living spaces mingled with informal spaces
- The large covered outdoor deck is ideal for alfresco living
- The deck overlooks the 45,000 litre pool
- Walls as well as the ceiling are fully insulated to aid climate control
- Ceiling fans, air conditioning and LPG gas bottle support
- Sanden Heat Pump Hot Water System with instantaneous gas backup
- Modern kitchen as the centre of the home's entertainment
- 90,000 litre concrete water tank for the house

The Budgong Valley is one of the areas best kept secrets. Deceptively close to major centres, the area offers real privacy for residents to be away from the hustle and bustle of city life, yet be one with nature as well as being totally off grid for power, water and waste.

788 Bugong Road is only 15 minutes from Kangaroo Valley, 25 minutes to Nowra, 45 minutes to the South Coast beaches and just 2.5 hours from Sydney or Canberra.

788 Bugong Road has been a wonderful home with numerous family gatherings and is now available for its next residents to enjoy and celebrate.

Inspection is by appointment only, so please call Patrick on 0418 603 980 to secure your exclusive viewing time.

MORE DETAILS

Property ID	6GCHSD
Property Type	House
Land Area	23 hectare
Including	Dishwasher Built-in-Robes Solar Panels

Patrick Tynan 0418 603 980

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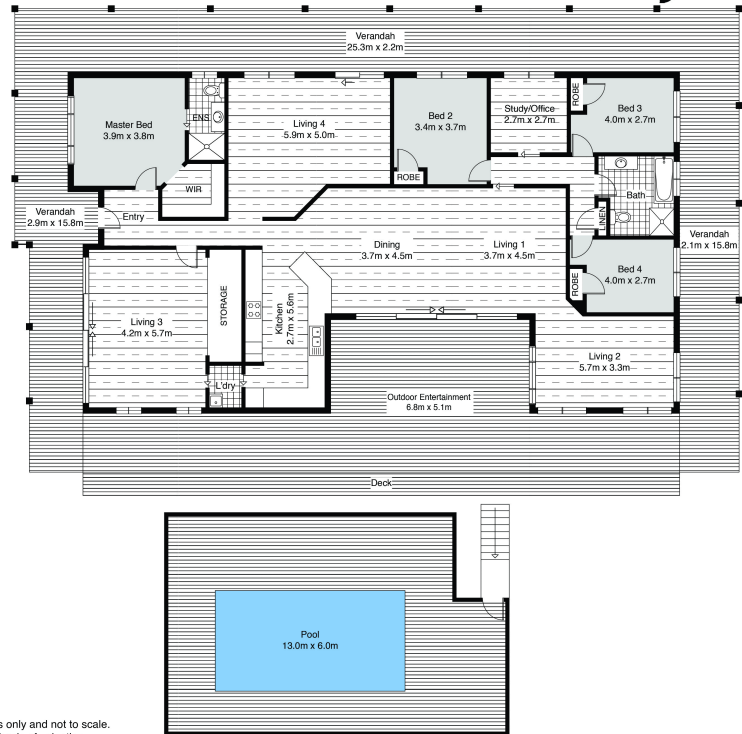
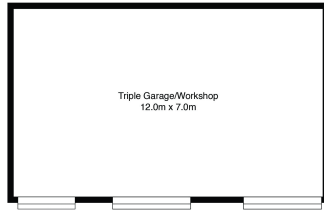
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All attempts have been made to ensure the accuracy of this floor plan.
All measurements of doors, windows, opening direction, room measurements are approximate
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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