



Lilli Pilli, 62 Grandfathers Gully Road

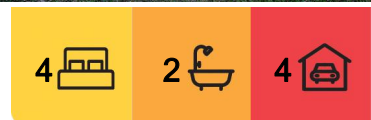
Stunning home on 8.41 acres only 2.1kms to the beach..... In the serene suburb of Lilli Pilli

Welcome to 62 Grandfathers Gully Road, Lilli Pilli! This picturesque property offers the perfect blend of privacy and convenience in a peaceful rural setting, with 4 bedrooms, 2 bathrooms and 3.407 hectares (8.41 acres) of land to enjoy, including a large dam and numerous sheds/garaging, this C4 Zoned property has everything you need for a comfortable and convenient lifestyle. There is even the option with this zoning to build a second dwelling (STCA).

The spacious house features several large living rooms, formal and informal dining rooms study nook and open plan studio/5th bedroom for guests or a perfect place to work from home with separate entry (as well as internal entry) and glass doors accessing the sunny timber deck. Beautifully appointed modern galley kitchen with quality appliances, copious amounts of storage space and even provision for the second fridge, the kitchen extends to the laundry room and a built-in home office study nook. The master bedroom boasts a



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For Sale
\$1,350,000-\$1,450,000

View
ljhooker.com.au/124YF8F

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walk-in robe and private ensuite, while the other bedrooms are generously sized with built-in robes, ceiling fans and plantation shutters throughout.

Outside, you'll find beautifully landscaped gardens, a spacious and tranquil covered outdoor entertaining area, and plenty of room for vehicles in the double garage with a large additional shed to accommodate several other vehicles.

- * Zoned C4 second dwelling possible with this zoning (STCA).
- * Picturesque acreage, 3.407ha (8.41 acres) with gentle winding driveway and large dam with a mixture of wildlife.
- * Relaxing outdoor entertainment area fronting onto large timber deck.
- * Studio/5th bedroom/rumpus or work from home.
- * Cosy woodfire place.
- * Kitchen has quality stone bench tops, in-built AEG full wall oven and combi oven, SMEG gas cooktop and integrated Miele dishwasher.
- * Stone benchtops in the bathrooms and laundry.
- * 2 living rooms reverse cycle A/C.
- * Plantation shutters throughout.
- * Ceiling fans in 3 bedrooms.
- * 7.1 x 5.8m garage with additional workshop 2.5 x 5.8m.
- * Second shed/garage with roller doors 10.5 x 7m (2x 5000ltr water tanks for laundry).
- * Septic and water tanks servicing the home 1x 30,000ltr, 2x 10,000ltr
- * Olive trees, fig trees, macadamia trees, avocado tree and various citrus trees

Permanent rental appraisal: \$780-\$810/wk

Council Rates: \$1,560/yr

This property offers incredible value for those looking for a peaceful and private retreat in a convenient location. Only 2.5kms to both Circuit Beach and Lilli Pilli Beach, 12mins to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney.

Don't miss your chance to own this exceptional property in Lilli Pilli. Contact us today to arrange a private inspection.

More About this Property

Property ID	124YF8F
Property Type	House
Land Area	3.407 hectare

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Approximate floor area
318 square metres



All measurements are approximate and are intended as a guide only

