



1053-1055 Princes Highway, Mogo

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"Pigeon Bank Acres" - Your Private Riverfront Retreat with Dual Homes and Income Potential !

FOR SALE
\$2,250,000

VIEW
By Appointment

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Escape to your own riverside sanctuary with approximately 1km of river frontage on this breathtaking 21.45ha (53-acre) property. Known affectionately in the glamping community as Pigeon Bank Acres, this serene estate offers an exceptional lifestyle with two individual homes, a glamping site generating a steady income, a large 3-bay machinery shed, four dams, and multiple paddocks - all set amid the peaceful ambience of nature. Zoned R5 and C4

Whether you're seeking a tranquil tree-change, a multi-generational retreat, or an income-producing rural haven, this rare opportunity offers it all.

House 1 (circa 1995)

- Perfect for extended family, guests, or rental income
- Timber and hardy plank construction with a warm, country feel
- Open plan hamptons style kitchen and dining space
- Cosy living room with reverse cycle A/C and wood heater

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

- 3 comfortable bedrooms
- 1x modern bathroom
- Front verandah and rear balcony
- Under house storage and laundry

House 2 - Original Home (circa 1988)

- A charming, single-level brick home that embraces its natural surroundings
- 3 spacious bedrooms, including main with ensuite
- Light-filled open plan living with wood heater, reverse cycle A/C, and ceiling fan
- Well-appointed kitchen and dining area opening onto a full-length verandah - the perfect place to unwind and watch native birds and wildlife
- Single garage to the house with 2 additional workshops
- Large 4 -bay machinery shed
- 4 dams and several fenced paddocks
- Approx 30,000l water tank
- Glamping by the river

Tucked away on a cleared area along the riverbank sits a beautifully positioned glamping tent complete with timber deck and composting toilet - offering guests an immersive experience in nature. This site provides passive income from the many tourists drawn to the nearby Mogo Trails, Mogo Village, and the pristine local beaches.

Location -

Only 1.5km to Mogo Village with boutique shops, cafes, and the iconic Mogo Wildlife Park
 7 minutes to Tomakin Beach
 9 minutes to Batemans Bay
 15 minutes to Moruya & Airport
 2 hours to Canberra and around 3.5 hours to Sydney

The Lifestyle -

Imagine waking to birdlife singing, nature walking along your private stretch of river, or simply soaking in the tranquility from your verandah. Spend weekends exploring Foxdog Distillery, Mogo bike trails, or the stunning nearby coastline - all just minutes from home.

With two dwellings, income potential from glamping, and a setting that feels worlds away yet close to everything, this is a once-in-a-lifetime opportunity to live, relax, and prosper in perfect harmony with nature. Call to book a private inspection !

Council Rates: \$1,961/yr

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID 12NXF8F
Property Type AcreageSemi-rural
Land Area 21.45 hectare

Karen Van Der Stelt 0413 221 504

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Total Approximate Area
House One: 233 square metres
House Two: 284 square metres



All measurements are approximate and are intended as a guide only