

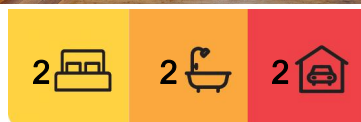
## St Helens, 137 Binalong Bay Road

Federation architecture with modern conveniences

This beautiful home has a rich history and offers a blend of historical charm and modern amenities. The house was built in the late 1800s by the Treloggen family and over the years, it has been known by various names including "Tottys Farm", named after Mr. Treloggen's nickname, later "Frogs More Farm", as well "Sun Haze" by its owners in the 1990's.

The house features two spacious bedrooms: the master bedroom includes a walk-through wardrobe and ensuite with views of the neighbouring farm and creek, while the second bedroom has built-ins, an original fireplace, glimpses of Georges bay and lovely sunsets. While preserving its original farmhouse details, upgrades include new plumbing, septic, electricity, insulation, weatherboards, windows and roofing.

A highlight of the residence is the expansive lounge room, a modern addition that preserves the original fireplace while introducing a double-sided freestanding wood fire and



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a new heat pump.

The open-plan kitchen and dining area boast original timber floors, modern cabinetry, stone bench tops, a farmhouse sink, and a gas stove. The double sided fire place gives a cosy farm feel to this kitchen and is practical for a pot of tea or cooking. The distant view from the dining table frame the boats moored at the Wharf on Georges Bay.

The main bathroom offers a spacious retreat with a large walk-in shower and stylish, contemporary fixtures.

Throughout the home, double-glazed windows and sliding doors maintain warmth and tranquility, while ducted heating ensures consistent comfort in every corner.

Set on approximately 4 acres of land, the property benefits from abundant groundwater, including a restored well, while mains water is also available, making it ideal for a market garden, herb farm, or hobby farm. The fertile soil supports various fruit, nut, and berry trees, complemented by fodder trees for livestock. Well-constructed animal shelters and fenced areas provide ample space for rotational grazing.

At the boundary of the property is a barn studio that serves as an office, studio, or spare room. Additionally, an original barn sits close to Binalong Bay Rd with potential for conversion into accommodation, with council plans available for reference.

Beyond its practical amenities, 137 Binalong Bay Rd offers expansive views of grazing country, attracting an abundance of water and sea birds. From the stunning sunrise over the bay to the tranquil sunsets in the backyard, this property epitomizes natural beauty and serenity.

Located close to St Helens, residents enjoy easy access to town via a scenic walking track along the bay. A brief stroll north leads to George River and Georges Bay, perfect for recreational activities amidst nature's splendour.

This stunning home boasts a blend of timeless allure of federation architecture with modern conveniences, offering a harmonious blend of rural lifestyle and proximity to urban amenities. Whether as a peaceful retreat or a productive farmstead, this property embodies the essence of countryside living.



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## More About this Property

Property ID	PB7FN1
Property Type	House
Land Area	3.86 acre
Including	Ensuite Air Conditioning Toilets (2) Fire Place Deck Workshop Secure Parking Fully Fenced

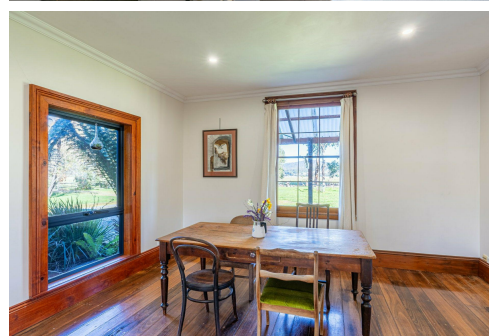
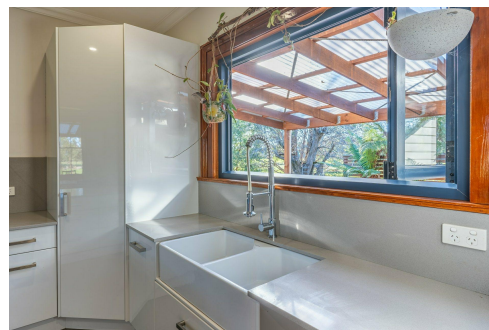
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