




135 Wandean Road, Wandandian

## Outstanding Lifestyle Property with Exceptional Infrastructure

Set on a sought-after, flat and fully usable one-hectare corner block with dual access and RU4 Primary Production Small Lot zoning, this outstanding lifestyle property offers space, privacy and exceptional infrastructure for those seeking a well-equipped country home. Ideal for a small hobby farm, equestrian pursuits or simply enjoying the freedom of rural living, the property combines modern comforts with self-sufficient features in a highly convenient location.

The updated five-bedroom, two-bathroom home is designed for comfortable family living, with generous proportions, multiple living and dining areas, and year-round climate control. The main bedroom is complete with a walk-in robe, ensuite and ceiling fan, while the remaining four bedrooms all include built-in robes and ceiling fans. An updated kitchen features stone benchtops, electric appliances and a breakfast bar, flowing seamlessly to the surrounding living spaces. Comfort is assured with six-zone ducted air conditioning throughout, complemented by a slow combustion fireplace for cosy winter evenings. An enclosed sunroom with built-in bar and air conditioning provides an additional space for entertaining or relaxing, while the large main bathroom includes a spa bath. Outside, the property truly excels, offering extensive shedding, quality

5  2  5 

**FOR SALE**  
\$1,450,000 - \$1,550,000

**VIEW**  
By Appointment

**AGENTS**  
James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

Kate Tucciarone  
kate.tucciarone@ljhooker.com.au

**AGENCY**  
LJ Hooker Sanctuary Point | Vincentia  
(02) 4442 1900

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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**

paddocks and a range of sustainability features, all set within beautifully maintained grounds.

Property highlights include:

- Flat and usable 1 hectare corner block with dual access
- RU4 Primary Production Small Lot zoning
- Five-bedroom, two-bathroom updated residence
- Double garage plus separate three-bay garage
- Undercover caravan storage and multiple storage sheds
- zone ducted air conditioning and slow combustion fireplace
- Enclosed sunroom with built-in bar and air conditioning
- Two paddocks with excellent post and rail fencing
- Four 22,500-litre water tanks
- Two solar systems with battery storage and solar hot water
- Dam, vegetable gardens, fruit trees, chicken coop and bird aviary
- Multiple outdoor entertaining areas

Conveniently located approximately 30 minutes from Nowra and Ulladulla, 15 minutes to Sussex Inlet, and within easy reach of Vincentia, Huskisson and the waters of St Georges Basin, this property offers the perfect balance of seclusion and accessibility. With modern finishes, outstanding infrastructure and the flexibility of a true rural lifestyle, this is an exceptional opportunity to secure a complete lifestyle property of rare quality.

To book your inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | TQ3FAT    |
| Property Type | House     |
| Land Area     | 1 hectare |

### James Lewis 0414 715 668

Principal | Auctioneer | [james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

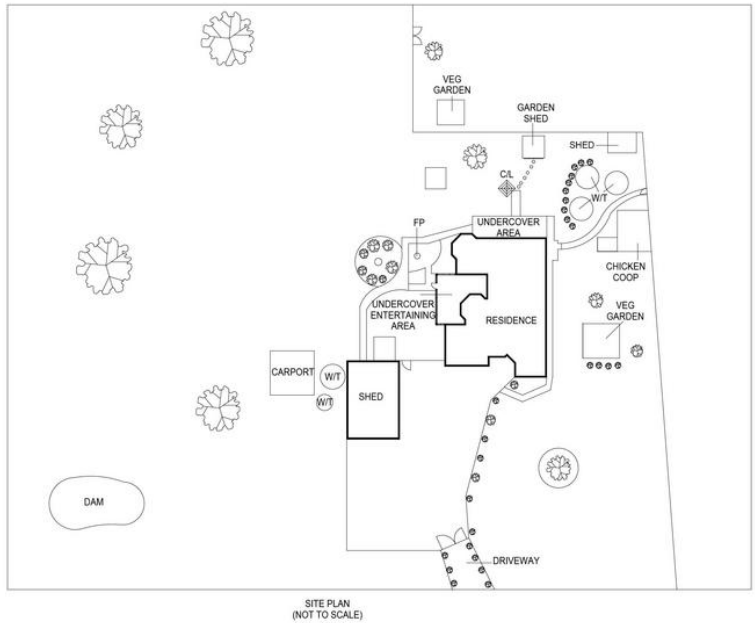
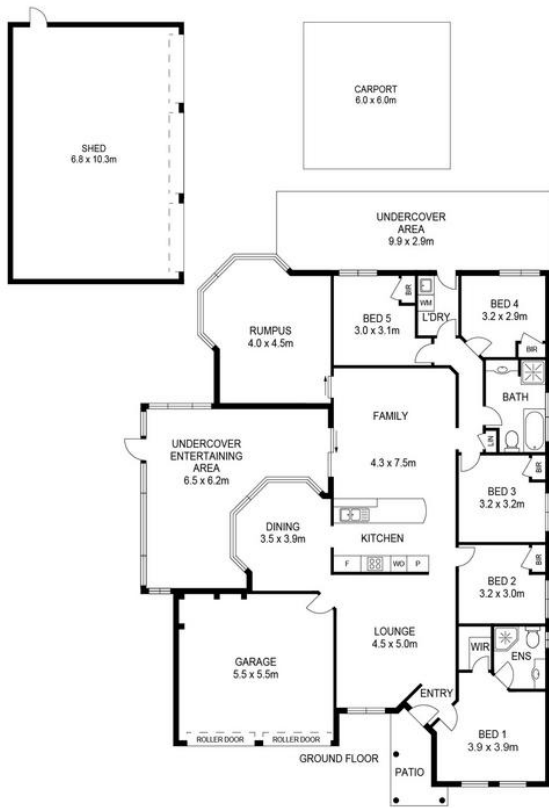
### Kate Tucciarone

Licensed Real Estate Agent | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

### LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
[sanctuarypoint.ljhooker.com.au](http://sanctuarypoint.ljhooker.com.au) | [sales.spv@ljhooker.com.au](mailto:sales.spv@ljhooker.com.au)





## 135 WANDEAN ROAD, WANDANDIAN

RESIDENCE AREA : 340m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PATIO + UNDERCOVER AREA + SHED + CARPORT)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



**Cue.**  
CREATIVE