



139 Ferndale Lane, Wolumla




"NOOJEE" - PLACE OF CONTENT

This is more than just land and property - it's a rare lifestyle sanctuary combining eco-living, equine readiness, business flexibility, and environmental serenity. Whether you're drawn to rural retreats, an equestrian setup, or a lifestyle business base, "Noojee" is fully equipped.

If you are looking for a lifestyle change but need an income, this is perfect. A detached business studio successfully operating as Ferndale Feline Resort, a boutique cat boarding facility with earnings potential of \$150k+ pa - with potential to revert to guest accommodation.

This incredible property consists of 20.3ha (approx. 50 acres) of a stunning mix of cleared paddocks, ideal for horses, and natural bushland. The property boundary runs along the Yurammie State Conservation Area, adding to the overall peaceful and private setting.

An exceptional poured-earth residence offers comfort, style, and harmony with the landscape. Designed to maximise the panoramic valley views, it delivers the kind of peace city living can only dream of. Architect-designed with cathedral ceilings and full-height glass doors,

2  1  6 

FOR SALE
\$1,600,000 - \$1,700,000

AGENTS

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scook@ljhbega.com.au

AGENCY

LJ Hooker Bega
(02) 6492 4300

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**

hardwood flooring and timber features throughout give a unique view from any position in the home.

The large open plan living, kitchen and dining area connects with the wrap around veranda where you can enjoy the stunning views, entertain guests or simply enjoy a meal with the family. A woodfire heater and reverse cycle air-conditioner helps to maintain a comfort and atmosphere that can be enjoyed year-round.

The bedrooms, consistent with the entire home, are a place to immerse yourself into a place of complete relaxation. With large double doors opening out to the veranda, you would be forgiven for simply staying in bed and taking in the view!

Once outside, all the infrastructure for a property of this size is here. There is a large carport, suitable for a campervan, boat or horse float. The fencing is all in good shape, the dam includes a pump, there is a woodshed (not to mention no shortage of firewood) and plenty of parking.

This property is quite literally sitting on a gold mine. The old mine shafts are a rare and incredible feature while the original house site and gold processing area is still here. There is power, a cabin, a carport and woodshed making this a possibility for an eco-camp site.

This is one of those properties you must see to appreciate its beauty and everything it has to offer.

For more information or to book your private inspection, call Stuart Cook at LJ Hooker on 0418 525 192

MORE DETAILS

Property ID	NVYFGN
Property Type	AcreageSemi-rural
Land Area	50 acre

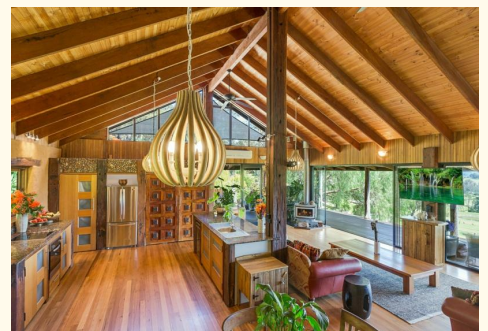
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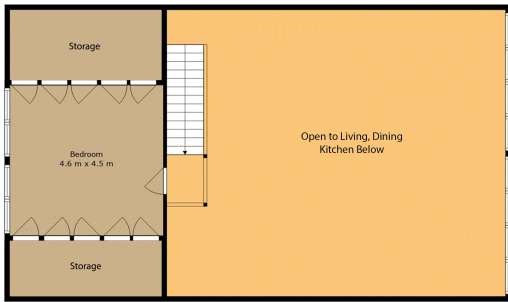
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Upper Level



Lower Level

139 Ferndale Lane
SOUTH WOLUMLA

Plan is not to scale.
Measurements are approximate and
should be used as a guide only.



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