



1 Bluemoor Road, BATEMANS BAY, NSW 2536

Secluded Lifestyle Acreage with Coastal Views, Tennis Court & Premium Shedding

Set high above the tightly held Grasslands Estate, Woodrock House is an inviting country-style home—designed by a well-regarded local architect—capturing sweeping rural and mountain views, with glistening glimpses of the ocean stretching toward Long Beach and Batemans Bay.

Showcasing a classic Australiana design, the home is wrapped in wide verandas on all sides, offering ever-changing sun-drenched and sheltered spaces throughout the day. The result is a warm, relaxed setting that feels instantly like home.

Positioned on just over 2 hectares of established native gardens, the fully fenced property is a private sanctuary alive with birdlife and local wildlife—perfect for those seeking space, security, and a low-maintenance lifestyle. The grounds are fully irrigated and can be entirely floodlit with energy-conscious halogen lighting, allowing you to enjoy and utilise the property well into the evening.

Inside, thoughtful renovations blend timeless character with modern comfort. Soaring raked ceilings with exposed beams enhance the oversized open-plan living area, while full roof insulation improves year-round efficiency. Comfort is further enhanced by a fully ducted reverse-cycle air conditioning system, cleverly installed underfloor for discreet and effective climate control.

The kitchen is designed with the home cook in mind, featuring expansive stone

TYPE: For Sale

INTERNET ID: 121P4863

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

Rebecca Shephard
0413 580 309

benchtops, soft-close cabinetry, quality appliances, ample storage, and a generous fridge space. Accommodation includes four well-proportioned bedrooms, highlighted by a spacious master retreat with walk-in robe and private ensuite. The main bathroom is equally generous, complemented by a separate W/C and a cleverly integrated European-style laundry with ducted dryer.

There is also potential for dual occupancy or a second dwelling (subject to DA approval), adding further flexibility for extended family or future income.

Outdoors, the lifestyle appeal continues with a full-sized clay tennis court and a swim spa with lighting for evening relaxation. For those needing serious workspace, the American-style barn is a standout-complete with workbenches, excellent lighting, 3-phase power, and an electric roller door with remote access. The impressive 3.5-tonne four-post electric hoist, fitted with dual sliding jacks, makes it ideal for vehicle enthusiasts or professional use.

An adjoining 12m x 4m carport with 4.5m clearance and concrete flooring offers multiple 15-amp power points, providing a highly functional workspace. A second 9m x 7m central carport within the circular driveway delivers additional high-clearance parking for caravans, boats, or larger vehicles.

Water supply is well catered for with multiple tanks totalling over 130,000 litres, a dam for irrigation, and a recently overhauled BioCycle system for added peace of mind.

Access is easy via a sealed road and pebble driveway, with the convenience of Batemans Bay CBD, Bay Pavilions, quality schools, Catalina Golf Club, and local dining all just minutes away. Beaches, the marina, and recreational amenities are within a short drive, with Canberra under two hours and southern Sydney approximately three and a half hours away.

Offering an exceptional blend of lifestyle, space, and convenience, Woodrock House is a property that truly delivers on all fronts.

- Land Area 2 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 10



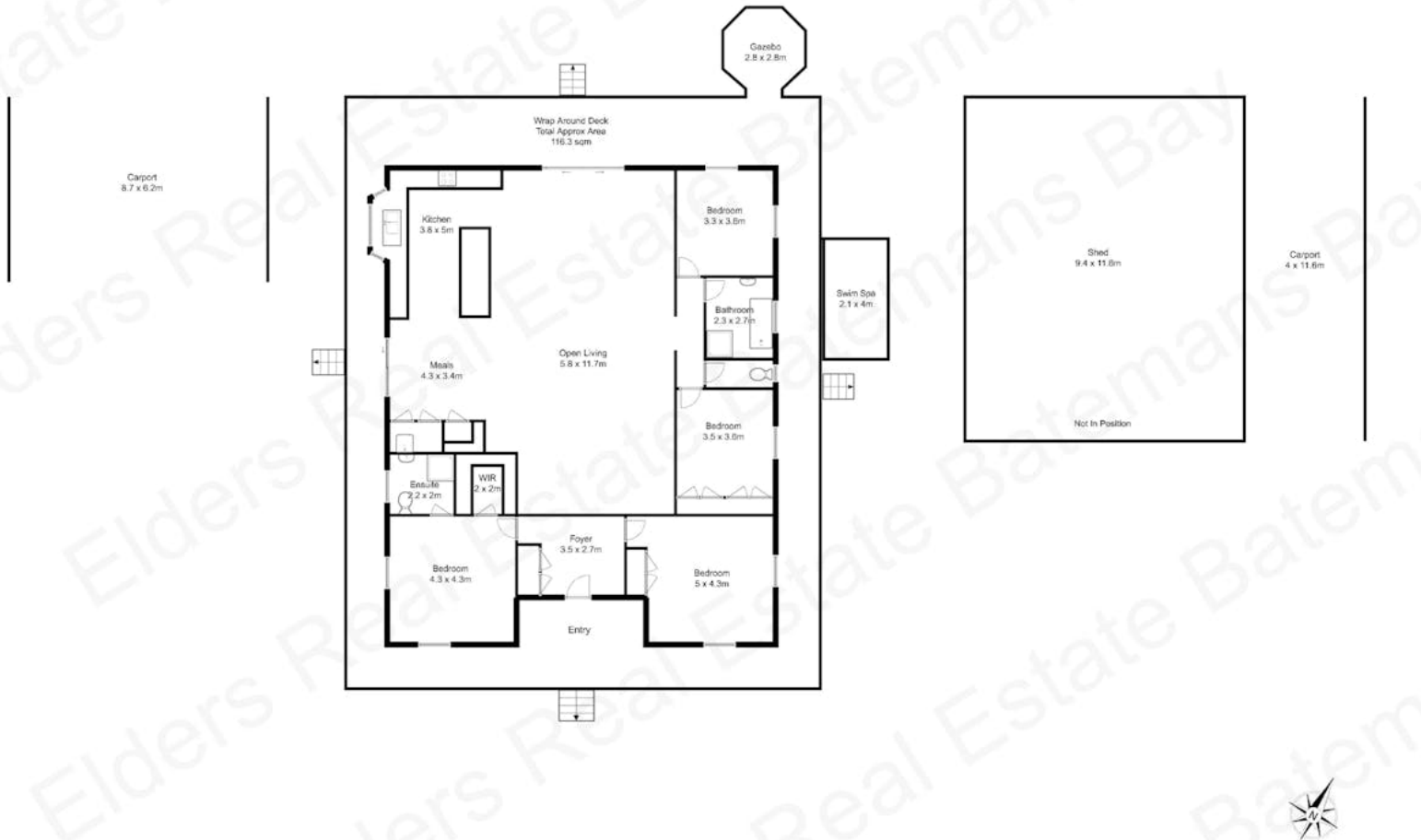








Approximate floor area
333 square metres
Excluding shed and carport



All measurements and boundaries are approximate and are intended as a guide only

