



371 Blanchards Rd, BROGO, NSW 2550

OFF GRID LIVING AT IT'S FINEST

Set above the Brogo River flats this 93.5 acre property is one for the nature lovers. The views to the north east across neighboring farms and the Brogo River are nothing short of spectacular.

For the buyer looking for a great combination of tranquil, peaceful bush setting and some usable pasture with established orchards, and gardens to live a fulfilling sustainable lifestyle; this property will be sure to impress.

The comfortable home is completely off grid and incorporates some clever solar passive design principals to help heat the home in winter and keep the home cool in summer. An open planned, split level living room and kitchen ensures a connectedness in the shared part of the home; large windows in the living room perfectly frame the stunning panoramic views.

Both bedrooms are a good size and the main room has the benefit of being on the north eastern corner of the house and offers some stunning views to wake up to. Large decks off both the front and back of the home are perfect for entertaining guests or just relaxing and enjoying the view.

TYPE: For Sale

INTERNET ID: 21553463

SALE DETAILS

\$599,000

CONTACT DETAILS

Elders Real Estate Bega
Shop 3/248 Carp Street
Bega, NSW
02 6492 1799

Rod McDonald
0410 529 517

The current owners have set this home up to be very efficient and comfortable. The hot water is heated in three different ways, depending on the weather (solar, slow combustion and instant gas). Water is secured via 4 tanks and 18500 Gallons of storage - grey water is reused and there is capacity to pump up from the creek at the back of the block. The large 2 bay shed plus carport is the ideal size for this amount of acreage.

The house yard boasts some well-designed gardens that have been protected by a rabbit proof fence and the paddocks immediately around the house yard are set up for sheep. Horse lovers should also consider this property with flatter areas in the immediate vicinity of the home. A productive orchard and chook pen complete the very comfortable living spaces.

The majority of the property is made up of stunning Australian bush, enjoy all the great features of being this close to nature and get the benefit of the privacy this property provides.

All of this only 20 minutes to Bega and with a school bus at the start of Blanchard Rd you will be hard pressed to find a better spot to enjoy your days!

Call today to arrange an inspection.

Other features: Built-In Wardrobes,Fireplace(s)

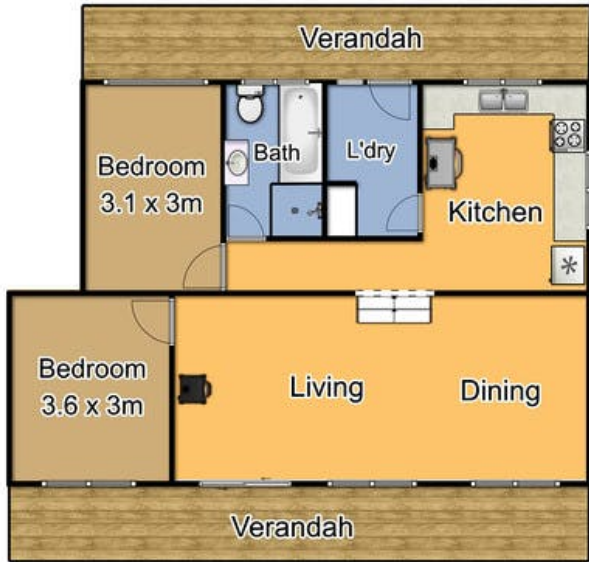
- Land Area 93.5 acres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Single carport











371 Blanchards Road Brogo



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