



1263 SAPPHIRE COAST DRIVE, WALLAGOOT, NSW 2550

Environmentally Sustainable 3.25 Acre 'Private' Rural Retreat

This very 'private' property is well set back off Sapphire Coast Drive with tree top timbered views from every room. The home was designed in 2012 by the current owners with meticulous thought to every energy efficient appliance and product to make it extremely Environmentally Sustainable.

It has been professionally and solidly built to BAL 40 rating with fireproof Timbercrete Blocks which provide thermal insulation up to 6 times better than any other masonry product. A mix of Double Glazed Awning and Sliding windows plus 4.8m Double glazed Sliding doors open up to a lush green lawn and Feature Japanese Maple and Tree fern Landscaping. Under the 14.5m x 2.6m Veranda you can relax in your hammock or swing chair and be amused by the abundance of wildlife and tremendous diversity of bird life which constantly change with the seasons.

The dwelling consists of a spacious open plan kitchen/ living/ dining room with lots of natural light, it's tiled with 600 x 600mm Porcelain tiles and Air-conditioned by a Daikin 7kW AC and Heat bank. The skillion ceilings rise to 3.3m giving a feeling of space to enjoy the peace and tranquillity.

The Modern Kitchen is designed with an Island stone bench top with Quality Kitchen Cabinetry, a generous pantry and numerous storage drawers and cupboards.

Energy efficient electric induction cooking, with ducted exhaust, directed outside and a

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 22745513

SALE DETAILS

\$740,000

CONTACT DETAILS

Elders Tathra
34 Bega Street
Tathra, NSW
02 6494 1087

Greg Coman
0412 849 058

Multi Function Oven complement the Kitchen. From the Breakfast bar of the Kitchen, which looks out to the east, over a Feng Shui feature Fish Pond with a rock Waterfall that attracts a lot of birds that come to visit for a drink or a bird bath. The pond is said to bring good health and family together.

3 Large bedrooms all have built in wardrobes and the spacious Bathroom boasts a large spa bath and Frameless glass shower with multi function hand held shower head, plus there are 2 toilets, one is in the Laundry / Powder Room.

In addition to the main residence is a colour bond double Skillion concreted carport which can easily accommodate a large caravan, boat or 2 cars. The single garage has an additional laundry, toilet and Hot water Shower which was used as the house was built, plus a Mezzanine for storage. The structure could easily be converted to a Granny Flat or Teenage Retreat if so desired.

In keeping with the energy efficiency of the house, there is a 4.5kw solar system on the garage roof, Edson Evacuated Solar Tubes x 30, Solar Hot Water System with an Edson 315 Lt Stainless Steel Tank, supplying all your hot water needs.

There are 4 water tanks which can equalize, or be used individually, storing 110,000 litres of rain water, one of which is gravity fed for use on the Garden, Lawn, and 3 Toilet's. Even over the driest years, the owners have never run out of water.

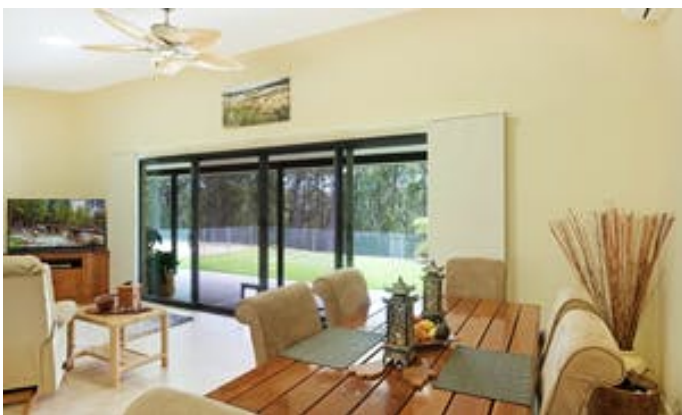
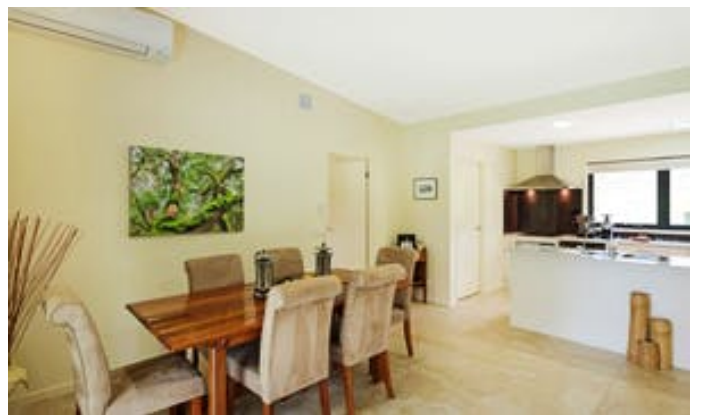
The Chook Shed and Chook run, plus 2 Solar Safe Polycarbonate hot houses and veggie gardens are netted.

This is an ideal retreat to live the quiet life and enjoy the privacy of the natural surroundings. When you would like to leave, it is only 10 minutes to Tathra or Merimbula and 20 minutes to Bega.

There are many more features to this property, we welcome you to call for a private inspection or attend an open home.

Other features: Built-In Wardrobes,Garden,Secure Parking

- Land Area 1.334 hectares
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport
- Air Conditioning







1263 Sapphire Coast Drive
Wallagoot



Plan is not to scale.