



350 Meangora Road, NERRIGA, NSW 2622

"Endrick Valley Farm"

12.44 hectares, 30.74 acres

Elders Goulburn is proud to present this stunning period cottage set in the Endrick Valley and hugging the fringe of the Morton National Park.

For those looking for a complete, self-sufficient tree change, or for the ultimate entertainer's paradise for family and friends.

The stone cottage has been tastefully and lovingly restored and modernized, whilst keeping with the feel of the history of the property and its original Irish settlers. It has featured in national style publications; Home Beautiful and Country Style magazines, with no question as to why!

The property currently runs as a boutique accommodation destination. An off-grid paradise where people can un-plug, recharge, and get back to nature.

Its close proximity to the National Park gives the feeling of ultimate seclusion and

TYPE: Sold

INTERNET ID: 300P129886

SALE DETAILS

Guide \$1.45 - \$1.54 million

CONTACT DETAILS

Elders Real Estate

88 Hume Street
Goulburn, NSW
02 4824 4466

Kia Scott

0417 497 356

provides endless walking and cycling adventures.

The home is the ultimate in romantic country style. You can walk in and gush at the entry to every room. Everywhere you look, you can imagine where the original settlers would have sat or lived, and it evokes your emotional senses.

If the accommodation isn't enough, you walk outside into perfectly planned and plotted established gardens. Rambling roses, towering trees, and the most gorgeous balance of cottage style plants greet you everywhere you look and are an absolute feast for the eyes.

Features - STONE COTTAGE

- * 2 bedroom (queen sized) charming stone master accommodation
- * "Surprise" room upstairs - used currently as meditation space, but perfect for extra bedding, wardrobe, kids play area
- * Gorgeous, yet functional "home chef's delight" kitchen, complete with antique style "AGA" stove
- * Leadlight windows, with custom made timber shutters on most windows
- * Cobblestone type flooring leading to the bathroom and sunroom areas
- * Two bathroom areas, main with toilet and shower, separate second toilet, and a large clawfoot bath in a multi-use bath/laundry room
- * Two separate living areas, with wood heating (pot belly, as well as slow combustion heater) - one sitting area, one television room
- * Picturesque, north facing verandah overlooking private, manicured gardens and bushland beyond
- * Outdoor paved dining pavilion, with large outdoor fireplace

Features - THE BARN

- * 2-bedroom accommodation
- * King sized master bedroom with "his & hers" WIR and exposed timber beams
- * Second bedroom upstairs, also king sized
- * Grand entry way with high ceilings
- * Large, open, industrial sized living area with extra high ceilings, and timber staircase
- * Industrial-style, rustic, yet modern kitchen, with custom-made island bench, large concrete trough, and gas cooking
- * Butlers-pantry style area
- * Large bathroom/laundry with free-standing bathtub overlooking a private and peaceful courtyard

Features - THE OUTDOORS

- * Several gardens, separated into "rooms", all with carefully thought-out plant species to suit the climate and the home

- * Large established gardens, including orchard and productive market-style vegetable garden, and flowers suitable for cutting
- * Completely off grid, stand-alone solar power system with battery storage back up, and generator
- * 100,000L + rainwater storage
- * Spring fed dam, plus another dam for stock water
- * Completely fenced (some post and rail) into several paddocks, perfect for cattle, sheep, alpacas or horses
- * Large, pest proof chicken coop & run, stable, machinery and woodsheds
- * Storage shed and workshop
- * Landline phone connection, satellite internet
- * Approximately 15 minutes' drive from Nerriga village, approximately 55 minutes' drive to Braidwood/Nowra/Jervis Bay areas

This property cannot be described well enough in words, and an inspection is a must.

*List of tree species available on request

Lot 1, DP 1173699, Lot 27 DP 7559447

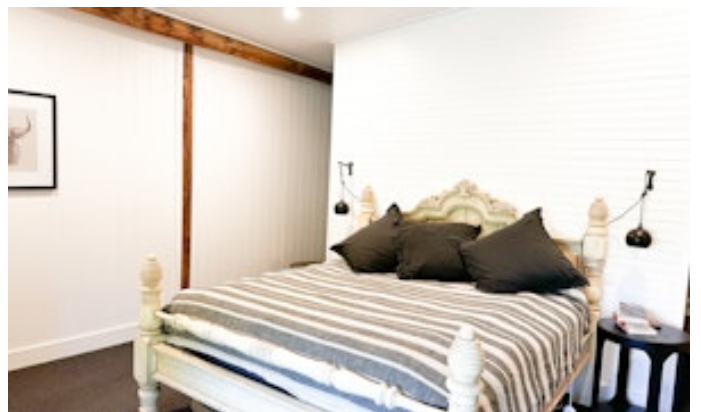
- Land Area 12.44 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







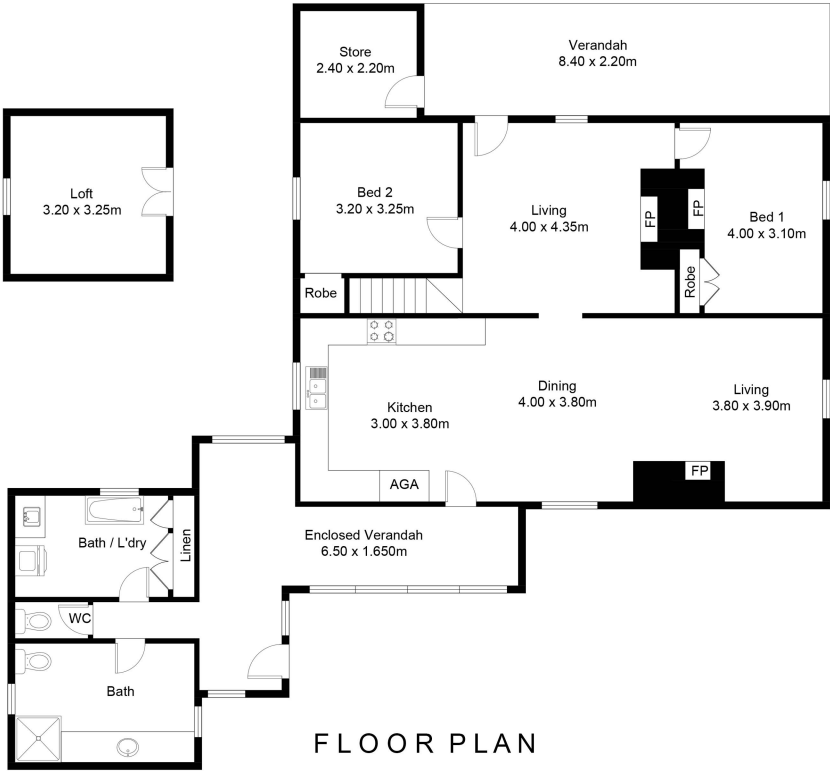




FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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