



## 213 Murrabrine Forest Road, YOWRIE, NSW 2550

### "ORCHID RIDGE" - A PRIVATE MOUNTAIN SANCTUARY WITH EXTRAORDINARY VIEWS

Set high above the valley in a peaceful and secluded pocket of Yowrie, "Orchid Ridge" is a remarkable lifestyle property offering privacy, tranquillity and breathtaking natural beauty. Surrounded by forested hills and bordering the spectacular Wadbilliga National Park, this is a property where nature takes centre stage.

The panoramic outlook is simply unforgettable - stretching across the Wandella Valley to the iconic silhouette of Gulaga, with Mt Dumpling and Peak Alone completing the stunning mountain backdrop. A high ridge line above the home, where native rock orchids grow naturally, gives the property its fitting name.

Adding to its environmental credentials, the property is a registered conservation area, with council rates offset by the NSW Government. Extensive flora and fauna records are available, highlighting the incredible biodiversity that thrives here.

Completed in 2022 - 2023, the home and infrastructure have been thoughtfully designed to provide modern comfort while remaining in harmony with the surrounding landscape.

**TYPE:** For Sale

**INTERNET ID:** 78P1343

**SALE DETAILS**

**\$1,050,000**

**CONTACT DETAILS**

**Elders Real Estate Bega**

Shop 3/248 Carp Street

Bega, NSW

02 6492 1799

**Rodney McDonald**

0410 529 517

#### The Home:

Beautifully finished throughout, the residence combines contemporary styling with practical country living.

#### Features include:

- \* Three spacious bedrooms
- \* Master suite with private ensuite
- \* Additional full bathroom servicing the remaining bedrooms
- \* Double glazed windows and doors throughout for comfort and efficiency
- \* Polished concrete flooring creating a sleek, modern feel
- \* Stylish kitchen with freestanding 900mm gas stove and oven, under-mount rangehood and Bosch dishwasher
- \* Scandinavian slow combustion wood heater plus LPG gas heating outlets
- \* Remote controlled ceiling fans with lights in the living spaces and bedrooms
- \* Excellent storage options including pantry, linen cupboard and laundry
- \* Tiled verandahs and alfresco areas designed to embrace the spectacular outlook
- \* Automated WiFi-connected outdoor blinds to the front verandah and alfresco area

#### Infrastructure & Improvements:

The property has been exceptionally well set up for lifestyle, storage and self-sufficiency.

#### Improvements include:

- \* Secure roadside fencing with locked entry gates to both driveways
- \* Internal access tracks throughout the property, including to the dam and ridge
- \* Large garage incorporating office/studio space, second laundry and indoor clothesline
- \* Substantial two bay shed with insulated two room annex and adjoining large carport
- \* Established berry enclosure with dedicated 1000L water tank
- \* Protected kitchen garden enclosure

#### Off-Grid Living & Water Security:

Designed for sustainable living without sacrificing convenience, "Orchid Ridge" offers impressive off-grid capability and excellent water infrastructure.

#### Features include:

- \* 123,000L of roof-fed potable rainwater storage
- \* Gravity-fed water supply system to the home
- \* Irrigation system servicing the house gardens
- \* Off-grid 6.6kW solar system with 6.5kVA diesel generator backup

\* NBN satellite connection already established

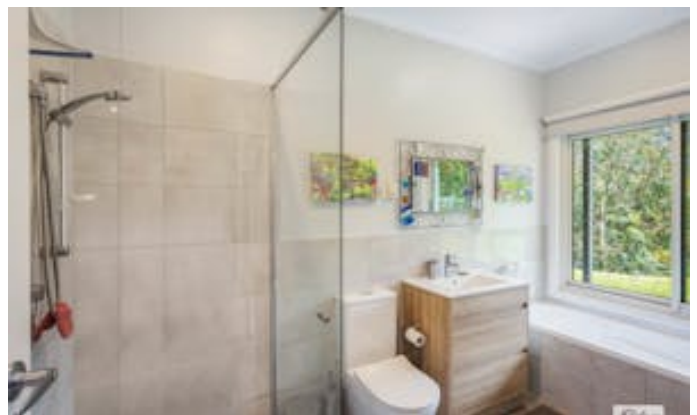
\* Dam with solar pump supplying separate 10,000L non-potable water system

A rare opportunity to secure an environmentally significant property offering complete peace, modern comfort and some of the most spectacular rural views the region has to offer.

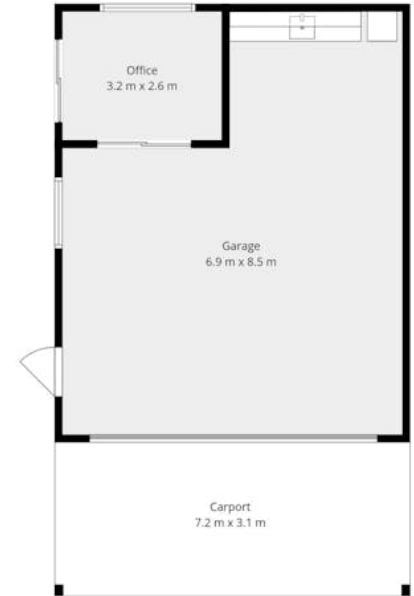
- Land Area 102 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









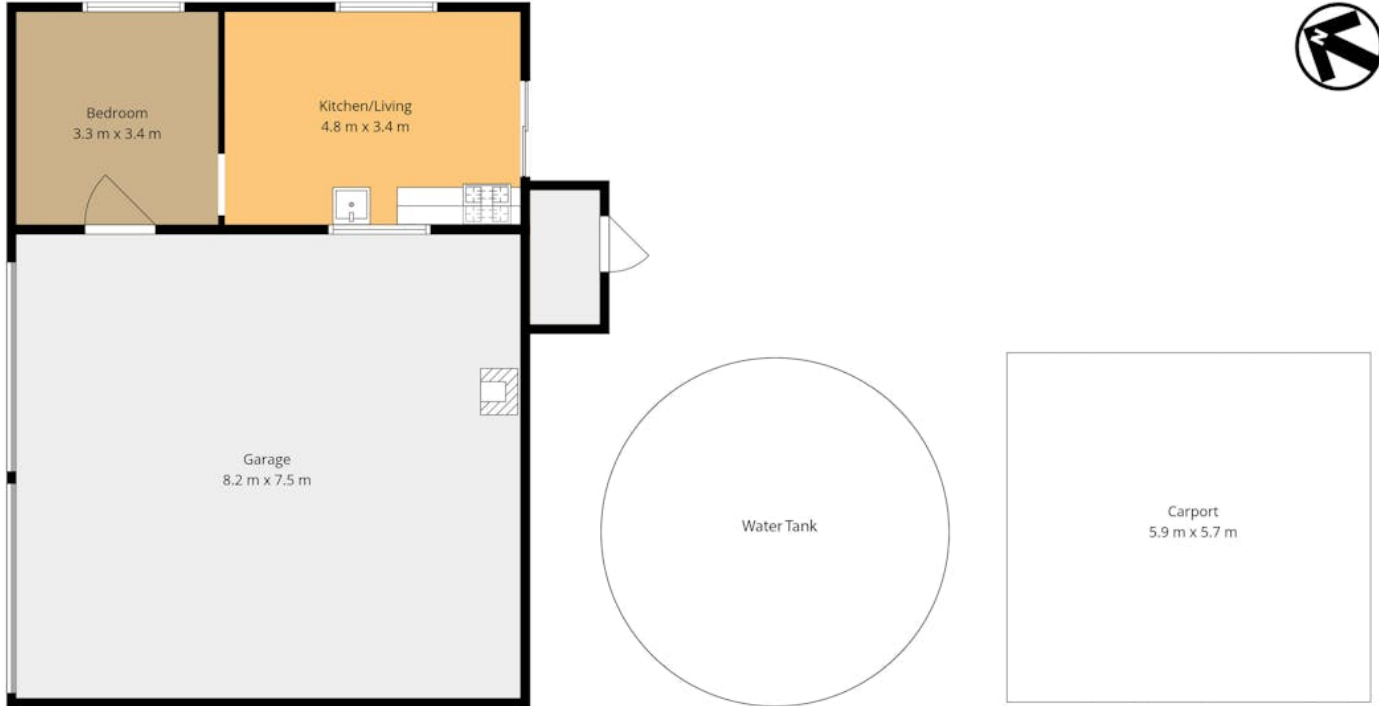


# 213 Murrabrine Forest Road YOWRIE

**TOTAL: 119 m<sup>2</sup>**  
EXCLUDED AREAS: GARAGE: 49 m<sup>2</sup>, CARPORT: 22 m<sup>2</sup>, VERANDAH: 31 m<sup>2</sup>,  
COVERED PATIO: 24 m<sup>2</sup>, PORCH: 16 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

Measurements Are Approximate And Should Be Used As a Guide Only.





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YOWRIE

**TOTAL: 89 m<sup>2</sup>**  
Excluded Areas: Carport: 33 m<sup>2</sup>, Walls: 8 m<sup>2</sup>,  
Water Tank  
Measurements Are Approximate And Should Be Used As a Guide Only.

