

Sold



220 Toolijooa Road, Toolijooa



Rural seclusion meets urban convenience

One of the most southerly villages in the Illawarra, Toolijooa in the local Dharawal language means 'place of the emus'. Today, it's a tightly held rural idyll with green pastures as far as the eye can see, and conveniently located a 5 minute drive to Gerringong, 10 minutes' drive to both Kiama and Berry, moments from Gerroa and the breathtaking Seven Mile Beach and an approximate two-hour drive to Sydney CBD. With the majority of properties in the valley consisting of larger, 50+ acres landholdings, 220 Toolijooa Road is a rare offering indeed - a family residence on a private and quiet 1-acre rural block.

This spacious, single-level, four-bedroom, 2.5-bathroom residence provides the perfect blend of rural seclusion and urban convenience. Featuring an inground 10m pool, mature established gardens, a wide and deep verandah, enclosed patio entertaining space, extensive workshops and a 3-bay carport, the property offers everything needed for a life of comfort and luxury in a countryside setting.

On approach, lush greenery and peaceful ambiance immediately captivate the senses. A hedge-lined road frontage ensures complete privacy, and a welcoming, paved driveway leads you onto the

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Price SOLD for \$2,200,000

Property Type Residential

Property ID 495

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beautifully landscaped property brimming with vibrant flowers and mature trees – the immediate impression is one of serenity, with a substantial remnant rainforest providing a beautiful backdrop.

The home is situated on the property to take advantage of the sweeping district views, a deep verandah spanning the entire frontage and providing the perfect setting for entertaining or quiet contemplation. A generous entrance hall leads on to a spacious and thoughtfully designed floor plan all on a single level and ensuring ample room for the entire family. The open concept living area seamlessly connects the kitchen, dining and lounge spaces, making it perfect for both relaxation and entertaining. Large expanses of glass lead to the verandah from the living room, flooding the space with natural light, while a wood burning fireplace ensures an inviting and warm atmosphere during cooler weather.

The kitchen is generously sized with ample storage space including a full walk-in pantry/utility space as well as a convenient breakfast bar. Whether you're preparing a quick meal or hosting a dinner party, this well-appointed kitchen is up to the test.

An enclosed patio/rumpus room allows for year-round enjoyment, irrespective of the weather, and opens onto the rear gardens, with direct access to the fully fenced in-ground 10m swimming pool and pool terrace – set amongst beautiful, mature landscaped gardens, the pool area creates a tranquil atmosphere for unwinding with family and friends – roll on summer pool parties and barbeques!

The principal bedroom, set apart at one end of the house, is of a generous size and features a spacious walk-in wardrobe and private bathroom. The remaining three bedrooms are equally spacious, providing plenty of room for family members and guests, with one currently in use as a home office/study. The principal and two of the other bedrooms all share direct access to the verandah, bringing in oodles of natural light and offering views of the garden and beyond.

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