

Sold



1153B Bolong Road, Coolangatta



## Luxurious Rural Residence offering Stunning Views and Tranquility

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Situated near the mouth of the Shoalhaven River and at the southern end of Seven Mile Beach, Coolangatta is a rural idyll of lush pasturelands and renowned vineyards, including the famous Coolangatta and Two Figs wineries.

Price SOLD for \$2,159,000

Property Type Residential

Property ID 511

Land Area 5.00 ac

This architect-designed, five-bedroom, three-bathroom home is set on an elevated five-acre estate, offering unparalleled privacy and tranquility. Located approximately a kilometre back from the main road, the property boasts expansive views of the Shoalhaven River and the coast, framed by neighbouring farmland and vineyards, and backed by the pristine native forest of Seven Mile National Park. Despite its secluded setting, the home is just minutes away by car from the conveniences and infrastructure of major regional town centres.

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Step through the striking, intricately carved double front doors into a spacious entrance foyer. To the left, you'll find the kitchen and dining area leading to the principal bedroom suite; to the right of the foyer, a half flight of stairs leads down to the living room, featuring a free-

standing wood-burning fireplace, and beyond, the glazed doors of the home office/rumpus room. A light-filled hallway with raked ceiling and clerestory windows leads from the living room to four bedrooms, a main bathroom, and a combination kitchenette/laundry. The home is thoughtfully designed to allow for views from each room, as well as the option to partition off three guest rooms, the bathroom and the kitchenette/laundry to make a separate granny flat or guest accommodation wing with its own entrance—perfect for multi-generational living or as an income-generating rental.

The pavilion-style residence is designed to maximize views and seamlessly blend indoor and outdoor living. The sleek galley-style kitchen - with its eat-at island, modern appliances and generous storage - features a fully retractable glass wall that opens onto a large covered deck, ideal for hosting BBQs and special occasions.

At the opposite end of the home, well away from the other bedrooms and accessed through another set of carved feature doors, is the principal bedroom suite. This luxurious retreat includes a large bedroom with an expanse of glass opening onto a private deck, a generously-sized dressing room with bespoke cabinetry, and an en suite with a walk-in two-person shower, a free-standing bespoke concrete bath, and stunning views - all creating a spa-like ambiance.

An extensive workshop/office space, created from a shipping container conversion, is perfect for hobbies, crafts, or work-related needs and is set into the landscaping just beyond the property's parking apron. Additionally, a two-bay carport provides ample parking space for vehicles, while an attached lean-to offers convenient storage for a mower, boat trailer, kayaks, or caravan.

The property features reverse-cycle air conditioning, rainwater tanks with a capacity of up to 13,000 litres, a 6kWh solar array, and a recently refurbished septic system with a new pump.

This rare five-acre property offers the peace and serenity of rural living with no immediate neighbours, while remaining conveniently close to essential amenities. Schools, shopping centres, restaurants, medical facilities, and recreational options are all within a short drive—Shoalhaven Heads is just two minutes away, and Bomaderry and Nowra are only five minutes in the other direction.

Contact us today to arrange a private inspection and experience the beauty and tranquility that 1153B Bolong Road has to offer.

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