

Sold



1443 Runnyford Road, Runnyford



### A Stylish and Modern Rural Escape

Welcome to 'Riverside Downs', a beautiful rural residence on 27 hectares in the serene landscape of Runnyford, located less than 30 minutes' drive from bustling downtown Bateman's Bay. This exceptional 3-bedroom property offers a harmonious blend of modern living and rural seclusion, making it an ideal retreat in a setting teeming with native wildlife. This is a unique offering that will appeal to a wide range of potential buyers - it is perfect for retirees seeking a lifestyle property, as well as for eco-inspired individuals wanting a home with opportunities for income generation through nature-based tourism & accommodation businesses, or simply for city dwellers seeking a secluded and private getaway.

Constructed in 2021, the residence was delivered to site in modular form, with the addition of two large entertaining decks, one facing North-East and the other North-West, perfect for soaking in the picturesque surroundings. The clever design means all rooms enjoy stunning 270-degree water views.

Built to BAL 29 requirements, the home is designed for comfort as well

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Price	SOLD
Property Type	Residential
Property ID	513
Land Area	0.00 ha

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as sustainability. It includes high-performance double-glazed windows with sunhoods, a 13.2kW solar system with a 5kW Tesla Powerwall, a Puretec Hybrid whole house water filtration system and a roof sprinkler system with fire hose and electric pump. The exterior is clad in James Hardie Axon™ fire-resistant cladding complemented by Spotted Gum hardwood features, window frames and sun blades in black. Decks are made of Spotted Gum hardwood to echo the external walls, the overall effect one of clean, contemporary lines, and a building that perfectly complements its surroundings.

The expansive holding includes a mix of native bushland and pastures, complete with natural springs and three dams. The property enjoys direct river frontage with deep water access to the pristine waters of the Clyde River; the river is famed for farming of the renowned Sydney Rock Oysters and is ideal for kayaking, fishing and other on-water pursuits.

Inside, raked ceilings for an airy, spacious and contemporary feel echo the exterior presentation, with doors of above average height affording wonderful views as well as increased air circulation and plentiful natural light. The interior boasts engineered Spotted Gum timber floors and energy-saving LED lighting throughout. A Jotul panoramic view fireplace in the living room and ducted reverse-cycle air conditioning systems ensure easy climate control and year-round comfort.

The kitchen is equipped with glass splashback, soft-close cabinetry in classic black, Mizu tapware, granite matte finish benchtops and Smeg appliances including a deep fryer cooktop, 72cm Linea gas cooktop, Linea Pyrolytic oven, rangehood and integrated dishwasher. A Fisher & Paykel integrated French door refrigerator/freezer completes a very stylish and functional space.

The principal bedroom offers generous built-in wardrobes, with sliding glass doors to the patio affording stunning night views of the river, especially during full moons. Two additional bedrooms also feature sliding glass doors to the deck or patio as well as built-in robes. The main bathroom features a heated towel rail and floating/wall-hung vanity with floor-to-ceiling tilework creating a sense of luxury; the tilework is carried through to the generously sized and well-appointed laundry, with its ample storage space.

Located approximately 600 meters from the main home, a cabin offers additional living space perfect for caretaker, guests or as a potential income stream. It includes a large bedroom which could be easily converted to two bedrooms, a Puretec Hybrid house water

filtration system as well as a fireplace – perfect for the cooler weather months.

The property includes a 7-bay machinery shed with lockable roller door, a new 6m shed currently used for firewood storage, and five shelters scattered around the property each with water tank to support wildlife. Other improvements include underground power supply, a bore with power connected as well as multiple water tanks with a total capacity in excess of 300,000L capacity.

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