



57 Coomonderry Ridge, Berry



One property, two residences, limitless opportunities to create your ideal lifestyle

Positioned in one of the South Coast's most coveted locations, 57 Coomonderry Ridge is a property of exceptional privacy, scale and craftsmanship. Set at the end of a quiet cul-de-sac with no through traffic, the estate enjoys a rare sense of tranquillity while sitting moments from the region's most celebrated lifestyle attractions. From the gardens, you can hear the gentle roll of waves from Seven Mile Beach - a daily reminder that the ocean is only a short stroll away; direct access from this exceptional property into the adjoining National Park places walking trails, mountain bike tracks and the leafy shortcut to Seven Mile Beach quite literally at your back gate - early morning beach walks and swims are a leisurely 10-minutes stroll away.

This tightly held pocket between Berry and Gerroa is prized for good reason. The historic village of Berry - with its myriad cafés, boutiques, restaurants and award-winning primary school - is only minutes from home. Equally close are the coastal townships of Gerroa and Gerringong, offering sheltered swimming, excellent surf breaks and

7 3 8 3.80ac

Price	CONTACT AGENT
Property Type	Residential
Property ID	560
Land Area	3.80 ac
Floor Area	410 m2

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the Gerringong Golf Club just a five-minute drive away. It is a location that blends rural calm with coastal energy, delivering the best of both worlds.

Set across four acres, the estate is thoughtfully divided into two acres of beautifully established gardens and two acres of paddock, complete with a large dam – ideal for animals, hobby farming or simply enjoying the open space. What truly sets this property apart, however, is its extremely rare dual-residence configuration: two fully self-contained homes, designed and built to an exceptional standard.

The principal residence, known as The Manse, is a generous four-bedroom home crafted by respected custom home builders Fairlight Developments. Its quality is immediately evident—red cedar sash windows, leadlight skylights, bathroom floors of classic tessellated tile, decorative ceiling roses, Italian honed sandstone flooring through the open-plan kitchen and dining area, spotted gum timber floors throughout the remainder of the home. A recent bespoke kitchen upgrade by David John Joinery elevates the heart of the home even further, featuring a vast island bench and extra-deep Caesarstone Bianco Drift benchtops that speak to both beauty and practicality. Quality stainless steel European appliances and a spacious appliance and storage pantry complete a very pretty picture.

Connected to – yet entirely independent of – the main residence, The Beach House mirrors the same high-specification finishes, ensuring seamless continuity between the two dwellings. With its flexible layout and private entry, it offers a wealth of possibilities: a retreat for teenagers, a comfortable home for ageing parents, premium guest accommodation or a high-yield short-term rental. Seven-bedroom properties are exceptionally scarce in the Berry region, making this a standout opportunity for those seeking dual living or income potential. Owners may choose to live in one residence and lease the other—or alternate as lifestyle needs evolve.

Outdoors, the property continues to impress. A spectacular inground pool is serviced by its own pool house with filtration and automatic salt-water chlorination. Expansive stone-paved terraces invite effortless entertaining, while the remote-controlled pergola roof ensures year-round comfort and shade. The gardens are mature, meticulously landscaped and designed for both beauty and ease of maintenance, supported by extensive water storage and under-soil irrigation systems. Dry-stone walls frame sweeping lawns, while an active vegetable garden and a charming cottage garden with fountain create peaceful pockets for morning coffee or evening

drinks. Multiple verandas wrap around the home, offering cool, shaded spaces to sit, read or simply drink in the sounds of nature.

Both residences are equipped with 100,000litre concrete rainwater tanks, ducted reversecycle airconditioning, gas cooking and individual heatpump hot water systems, ensuring comfort and efficiency throughout the seasons.

57 Coomonderry Ridge is a property that excels in every category – coastal position, scale, quality and flexibility. It offers a turn-key lifestyle that is rarely available and almost impossible to replicate: two premium homes, four acres of privacy, the sound of waves in the garden, direct National Park access and the vibrant coastal energy of Gerroa and Gerringong just minutes away. For families, multi-generational living, or those seeking a high-performing short-term rental opportunity, this exceptional estate delivers enduring value in one of the South Coast's most desirable coastal settings.

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