



212 Murrah River Forest Rd, CUTTAGEE

"CLEARWATERS" AT CUTTAGEE

"Clearwaters" offers a unique combination of privacy, productive pasture, native bush, spectacular water courses, old world charm and modern convenience. Without visiting this property it would be difficult to describe this combination as anything other than an unattainable Nirvana - but the vendors have created this wonderfully distinctive property and present it for genuine sale.

Located less than 15 minutes to the main street of Bermagui, the property is bordered by the Murrah State Forest, Cuttagee Creek and Cuttagee Lake. A relaxed canoe ride of a few kilometers will take you through the estuary waters directly to Cuttagee Beach!

An extension to the original homestead in 1995 was architecturally designed to blend seamlessly. Large windows capture northern light and frame spectacular views over a private freshwater lagoon towards Biamanga National Park. This part of the homestead is modern, yet understated, providing every convenience one would expect without impacting on the peaceful surrounds.

The original homestead was built circa 1895 and continues to provide comfortable accommodation for family and guests, or alternatively could be utilised as a B&B or Farmstay. It is fully self-contained and provides a number of alternative uses depending on need.

"Clearwaters" is currently set up with a horse lover in mind - boasting stables, an

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TYPE: Sold

INTERNET ID: 17518345

SALE DETAILS

\$1,850,000

CONTACT DETAILS

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Bega, NSW

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Olympic sized dressage arena, gently rolling hills to ride over and riding access to the beach. This really is a dream come true for an avid equine enthusiast. It would equally be suitable for someone looking to operate a cattle stud or small commercial cattle venture. The alluvial flats are very productive and the freshwater lake and dams on the property provide unparalleled water security on a property of this size. The fencing and shedding is in excellent condition - this really is the perfect small farm. The property is made up of two 40 acre lots.

For those looking to take advantage of the water frontage and secluded surrounds, there are a number of private picnic spots on the property - ideal for creating priceless family memories.

Whilst "Clearwaters" lends itself as a full-time family home, it is also quite feasibly an oasis to escape to from the city rat race. Under 5.5 hours drive to the center of Sydney and less than 3.5 hours to Canberra this is an accessible retreat, perfect for recharging batteries.

Other features: Fireplace(s), Garden, Polished Timber Floor, Terrace/Balcony, Horse arena, Cattle yards, Stables

- Bedrooms: 4
- Bathrooms: 2
- 3 car carport









Clearwaters
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Bermagui

