



Executive Escape or Sea Change

**289 Head of Cuttagee Road
Cuttagee NSW**

289 Head of Cuttagee Road, Cuttagee is a unique property consisting of a very private 8.74 hectare parkland lakeside peninsula providing 1.2 kms easy access to pristine CUTTAGEE LAKE and some great fishing. The homestead is situated towards the tip of the peninsula from where you can enjoy expansive views over the lake and west to the hinterland. There is separate guest accommodation, sauna, outdoor spa, large cedar clad studio, garage and workshop. The property also features a tennis court with a BBQ pavilion, established native garden & three interconnected dams providing water to native pasture. Being less than an eight minute drive from Bermagui, a town renowned for world class ocean fishing, this unique property could be a fishing lodge providing short stay accommodation or an exclusive executive retreat for either local or overseas buyers. Key features of this property include:

- Rural haven offering the versatility of being a coastal holiday retreat or full time residence.
- An easy paddle to the lake entrance and local beaches.
- All-weather road maintained by Bega council.
- The homestead is approximately 14 years old, secluded from the road way.
- Fencing is in sound condition.
- Land consists of native pasture and woodland.
- 3 dams all interconnected by 50mm irrigation poly pipe.
- Serviced by local airports at either Moruya or Merimbula.
- Four and a half hours' drive from Sydney seven and a half hours from Melbourne.
- Telstra landline & Satellite Broadband.
- Tennis court + BBQ pavilion.
- 55,000 lt potable water supply.
- Garage, studio & workshop - 63m².
- Guest Cabin - 40m², timber and colour bond construction consisting of 3 rooms, en-suite, store room.
- Main House - 140m², Timber and colour bond roofing construction comprising 2 bedrooms, en-suite, sauna, attached external spa, entry foyer, kitchen, sunroom, sundeck, verandas on 2 sides providing expansive views, internal laundry with additional bathroom and shower facilities
- Bega Valley Shire Council rates approximately \$2,300 per annum. PLEASE NOTE: The above details are provided only as a guide. The property is being sold as per the Contract for Sale.

CONTACT

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AGENCY

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AUCTION

Starts : Tue, 02/07/2013

Ends : Tue, 16/07/2013