



PRISTINE BUSH ESCAPE

**434 Atkins Anderson Road
Myrtle Mountain NSW**

Set at the base of where Myrtle Mountain and Wolumla Peak meet this is a stunning natural bush property with a modern, sustainable home; picturesque camping spots by the Wolumla Creek and an abundance of native flora and fauna to enjoy. If you are looking for an escape this is a must view property. Located 20 minutes from both Bega and Merimbula this property offers a combination of both privacy and convenience that is hard to find. A bush-walking and bird watching paradise with the current owners identifying over 55 species at the property. The home is hidden away from neighbors in a small clearing and offers a very comfortable and sustainable home. High ceilings in the main living area are a wonderful feature and two large roller doors can be opened to add to the sense of space and connection with nature outside. High clerestory windows bathe the living areas in natural light. Designed for practical comfort the lower level boasts hydronic heating in the polished concrete slab floors throughout. The combustion wood stove is the heat source for the hydronic system that can also be used for cooking. The kitchen is designed for the modern, entertaining family in mind. Open-planned to the dining and lounge areas, it is a focal point of the home. The master bedroom is on the ground floor and is positioned to capture the morning sun and views to the rock escarpments. A classy en-suite is another modern feature that will impress. A second bedroom and bathroom at the opposite end of the house makes this a perfect layout for maximizing privacy for guests or families. The upstairs loft area is a clever use of space and offers an office area and a large bedroom that can be split into two smaller bedrooms easily. This is a genuine opportunity to be completely "off-grid" with a 3Kw solar system powering a modern battery system; excellent tank storage for water of 140,000 litres and an approved septic system. No water or power bills at this home. A variety of mature fruit trees and bush tucker are present on the property. A short stroll from the house is a large 4 car shed with a breezeway that has in the past been used for short term accommodation. It is perfect for overflow guest accommodation or as a secure storage space. A natural clearing extends along the Wolumla Creek and provides some spectacular camping spots for friends and family. The property is also home to the 5 glider possum species. The sugar gliders are often heard barking at night along with the fantastic noisier Yellow bellied glider possums and often you see their silhouettes gliding across the clearing. As you explore the 68.51Ha you will be amazed at the changing ecosystems that exist in the area. From the neighboring pasture land, to pretty creek flats to local rain-forest there is plenty to discover. The Wolumla Creek

CONTACT

Rodney McDonald, Ph : 0410 529 517
David Armstrong, Ph : 0412 623 140

AGENCY

Elders Real Estate Bega
Ph : 02 6492 1799
Fax :

AUCTION

Starts : Mon, 25/10/2021
Ends : Wed, 27/10/2021

meanders through the property and there are several swimming holes within a short walk from the home, some with rock cascades, a unique feature of the property. This would be an incredible place to live full time or a unique get away from the hustle and bustle of city life. Beautiful Swamp wallabies and redneck wallabies help keep your lawn trimmed often with joey peaking its head out of the pouch.