

Sold



7 Rilys Rd, Coolagolite



Rural Lifestyle - Close To Bermagui

"Wintergem Farm" - A slice of rural paradise and only 10 minutes to Bermagui and some amazing beaches. This quaint hobby farm has been set up to be partly self sufficient with an abundance of fruit and citrus trees. Healthy living, extensive hinterland views and the convenience of being "just out of town". Not only is it living in paradise, but this great property comes with a great hobby business that is self sufficient and generating weekly sales online – you really must read more about this great opportunity.

House: Brick and tile, three bedrooms, one bathroom with extra toilet, open plan living/dining/lounge room, modern kitchen with granite bench tops, walk in pantry, huge enclosed sun room, slow combustion fire, reverse cycle a/c, and Bose surround sound system. The kitchen was recently renovated with 900mm freestanding stove with electric oven, trough style sink and porcelain tiled floor.

Acreage: just over six gentle sloping acres with two good sized dams. Currently running sheep, this farm lends itself to other livestock. For those who love dogs as well, there are nicely fenced and secure dog yards/runs to keep your animals safe and a great set up for the hobbyist of small animals could readily lend to poultry or for the horse fancier the kennels and sheds can lend to become stables.

Orchard: Nashi pears, Gravenstein & Granny Smith apples, lemons, limes, oranges, tangelo's and kumquats. The citrus were originally grown for making marmalade. The orchard has been netted and there is plenty of room for a good sized vegetable garden. A new avid gardener could make this orchard plush with fruit and local markets are a great place for selling fresh grown produce. Those who love cooking will embrace the opportunity to use home grown produce for scrumptious delicacies.

Greenhouses: Four green houses with a variety of bromeliads. This is a great hobbyist business that comes with the property and is fully set up. Check out the business page for Mail Order Broms (www.mailorderbroms.com.au) and you can see some of the

3 1 5 6.25 ac

Price	SOLD for \$649,000
Property Type	Residential
Property ID	100
Land Area	6.25 ac

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cascade of plants that are available, with many not listed as yet. The new buyers could either keep the plants going as and continue the business (all website and intellectual property will go with the property if you wish to continue) and the Vendor's are happy to give the new buyers directions and assistance with how to keep up the business and a savvy new buyer could readily promote this fabulous business online or sell plants at the local markets – many avenues have not been touched by the Vendors who are now downsizing and retiring back to the City. If the new buyer is not keen on the business, the plants can be removed at the time of sale.

Garage/Carport: the double garage has an area at the rear which has been used for dog grooming and has water and power connected or can be converted to a granny flat. The main carport is large enough for a small bus with other carports for storage of car, trailer, boats and farm machinery. Lots of potential here to keep your collections under cover.

Water: 100,000 + litres of rainwater for drinking. The toilets are flushed from water pumped up from the dam to a header tank. This area receives great rainfall each year and the property has never run dry.

Overall: the home is in very good condition with the bathroom and kitchen being renovated recently. A lovely large home with open space living waiting for new owners to put their personal touches to this neat and clean canvas. Coolagolite gets lovely sea breezes all through summer and the house is positioned to receive the best of the weather that this great area has to offer.

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