



**3 Rilys Rd, Coolagolite**



## Lifestyle Property Ten Minutes to Beach - House - Dams @ Coolagolite

"Farimah" - Situated in Coolagolite and only ten minutes to the pristine beaches of Bermagui is this three bedroom, two bathroom Nu Steel Framed home on 1.93 hectares. This north facing home is in very good condition throughout and has extensive rural vistas.

The Home: Open plan, sunlit kitchen with pantry, family area and good sized lounge room with a slow combustion wood heater. The master bedroom has a walk through wardrobe and ensuite. Bedrooms 2 & 3 are a generous size, both have built in robes and are located close to the main bathroom and laundry. The fully enclosed sun room is a great place to relax and unwind especially on those cool winter days. Insulation has been installed in all the walls and ceiling for energy efficiency.

Carport: Ideal for protecting your boat or caravan and is 10m x 6m x 3.5 metres high.

Garage: 14m x 7m x 2.5 metres high and has the convenience of a toilet and shower. Plenty of room for storage and workshop area.

Gardens & Land: Gently sloping land with contours to direct the water into the two dams. The larger dam is near the house, while the smaller one is located to the west and is an ideal picnic spot on those hot summery days. Both dams have native fish in them. A covered vegetable garden has been supplying fresh produce for most of the year. There is also bird attracting natives, mature fruit and citrus trees.

Location: Ten minutes drive to the pristine beaches of Bermagui, or ten minutes to Cobargo.

Climate: Coolagolite enjoys the cooling summer sea breezes due to its closeness to the coast.

3 Beds 3 Baths 3 Carports 1.93 ha

**Price** SOLD for \$690,000  
**Property Type** Residential  
**Property ID** 220  
**Land Area** 1.93 ha

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Narooma  
 02 4476 4449



accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.