



432 Bingie Rd, Bingie



## "Gulaga Dreaming" @ Bingie

### The Build:

This passive solar home was designed by architect Stuart Whitelaw to appear "set in" to the landscape to capture the natural beauty and amazing views of Mount Gulaga. This property is located on approximately five acres in the sought after coastal location of Bingie. The house has been positioned to optimise the natural resource of the sun, with north facing windows, a concrete slab to form a heat bank in winter and lots of insulation in the walls and ceiling which all assist in keeping the house cool in summer and warm in winter. The Solar HW, PV panels with a 10kwh Solar battery combined with air conditioning, ceiling fans and a wood stove, all helping to ensure all year-round comfort at minimal running expenses to its owners.

### The House:

Tastefully designed with lovely finishes, with 3 Bedrooms and 2 bathrooms in the main house and plenty of living space for families to live, laugh and entertain. The attached self-contained studio cottage is great for hobbies, extra guests or maybe some extra income as an BnB. No steps in the house and both bathrooms have been designed to be disabled friendly. Underneath the home is a workshop with a toilet and sink, office and wine cellar, which also acts as a bush fire shelter, constructed with a concrete floor and ceiling. There are also 3 ceiling fans in the house and 1 in the cottage, a slow combustion wood stove is located in the living room making it the perfect place to snuggle up in winter with that book. If you love to entertain outside, the covered W facing veranda offers great views of Coila Lake and Mt. Gulaga which will no doubt make this one of your favoured spots. There is also a NW facing timber deck which is shaded by a grape vine in summer.

4 Beds 3 Bathrooms 2 Car Spaces 2.02 ha

**Price** \$1,880,000  
**Property Type** Residential  
**Property ID** 650  
**Land Area** 2.02 ha

### Agent Details

Sam Sheather - 0478 004 088

### Office Details

Clearwater Real Estate - Moruya  
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## The Area at Bingie and Surroundings:

If you hear the waves beckoning, you can wander down to the waves at Bingie or head a few minutes into Congo which is considered the best surfing spot around the area. North of Bingie Point has a right-hand point break running off the northern side of Mullimburra Point making it popular with the locals. All the local beaches from Bingie to Mullimburra are crystal clear and the water visibility makes it perfect for snorkelling (with the added bonus of numerous sheltered spots to the north and south). Grey Rocks is known for its fantastic fishing. The little beaches that lay between the early Devonian granite rocks (which are 370-415 million years old!) are just a short drive away. The famous Bingie Dreaming Track is also close by. Less than 10 minutes' drive to Moruya with its shopping, restaurants, cafes and schools, 25 min to Narooma and only 2 and ½ hours to Canberra.

## Features Include:

- . Self-contained studio cottage with bathroom and kitchenette
- . Workshop
- . Walk-in wardrobe in main bedroom
- . 2ft 7 ceiling height
- . Wood stove
- . Hot and cold outdoor shower
- . 3 inverter reverse cycle air conditioners
- . Bedrooms and bathrooms designed for wheelchair access
- . No steps inside the home
- . Orchard with watering system
- . Colorbond Roof
- . Passive Solar design
- . Termite resistant
- . WIWO option available if desired
- . 100,000 litre water tank
- . Insulated ceiling and walls
- . Connected to electricity grid
- . Dam – approx 8 meter deep in the middle
- . Gravity fed gardens

Speak to Sam Sheather from Clearwater Real Estate on 0478 004 088 and arrange your private inspection for this property, which offers much more than meets the eye!

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