









## Tilba Coastal Retreat - Ocean Views - Relaxed Lifestyle

"Tilba Coastal Retreat" is set on approximately five acres with amazing ocean and lake views over lush green farmland pastures. Two homes, a council approved studio, storage shed, carport plus much more. There is so much to write about this retreat, so take your time going through the floor plans and pictures and you will see that this is a very special property.

Main House: Two good sized bedrooms with professionally fitted robes, central bathroom plus an extra shower and vanity. The main bedroom has stunning lake and ocean views. Both bedrooms open onto the wrap around deck which is ideal to sit and relax to enjoy your first morning coffee/tea. The spacious lounge also opens onto the deck and has extensive views over the farmland and ocean. The chef's kitchen is a real delight with its huge gas/electric cooker, walk in pantry, commercial grade stainless steel and marble bench tops. The dining area opens onto the covered alfresco entertaining area with the louvres (for controlled airflow).

Outside - Main House: Landscaped gardens, fish pond, vegetable patch, orchard with a huge number of fruit, citrus and olive trees. The grey water is recycled and used as irrigation which keeps the property looking green and lush.

Council Approved Studio: This comfortable north facing studio is ideal for extra income for someone who wants to enjoy the Coastal Retreat but they don't need a full house. Compact and very user friendly with its own bathroom, sunny north facing breakfast bar (work space for your computer etc), kitchenette and separate entry.

Second House: Currently used as the main Coastal Retreat accommodation, this versatile home can suit a larger group or two separate bookings. The main part of the home features a full sized kitchen, open plan lounge dining area, huge north facing glass windows which lead onto the patio, central bathroom and two good sized bedrooms. The second part of this home has its own separate entrance and can be closed off (or opened for a bigger group) and features an open plan studio style

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| **Price** | SOLD for $1,205,000 |
| **Property Type** | Residential |
| **Property ID** | 161 |
| **Land Area** | 5.00 ac |

### Agent Details

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accommodation with a kitchenette, full sized bathroom and relaxing spa bath. A private sitting area is easily accessible through the large sliding glass doors.

Parking: there is plenty of off street parking for guests.

Garden and Lawns: Around the Coastal Retreat has many bird attracting plants, dam, and grassy areas for the children (or adults) to play or just sit on the grass and enjoy a picnic.

Income: Currently, the income is very healthy and will be increased with the extra accommodation studio.

Location: There is easy access off the Princes Highway near Central Tilba. Just a short drive to the unspoilt beaches of Mystery Bay. Continue your journey to the historic Central Tilba village with its amazing array of shops, cafes and cheese factory. A bit further south is the coastal township of Bermagui with its pristine beaches, great eating spots and stunning ocean and hinterland views.

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