



9 Tarlinton St, Cobargo



## Comfortable Five Bedroom Home @ Cobargo

"Gaia" - More than meets the eye. From the outside, this home looks compact, but once you step through the front door you will find it warm and welcoming with added features to save you money.

A well planned family home with an open plan layout. Five bedrooms in total, two bathrooms, central kitchen with walk in pantry, lounge area with slow combustion wood heater & reverse cycle air conditioner. Other parts of the home can be set up as to how you would like it to be. Outside is a large undercover entertaining area and a patio running across the back of the home. These spaces are ideal for entertaining your friends and/or family. The full length from veranda overlooks the beautiful native garden and rockery.

Money saving features: Eco Heat System, warms the home when required by using solar energy and cools down the home at night by drawing in cool night air. 5.4 kw solar system, back to grid. Slow combustion wood heater. Water Tank connected to toilets and laundry. Under floor insulation.

Gardens: The front garden has been designed to allow excess rain water to be directed away from the home and is a hive of activity for native frogs, dragon flies and lizards. The organic vegetable garden produces much of the veg throughout the year. A fenced area could be set up as a chicken run. There is also plenty of room to set up an orchard if required.

Garage/Storage: A double garage is located at the rear of the block and has space for a workshop, or boat/trailer parking.

Location: Walking distance to the main shopping area of Cobargo, swimming pool, sports fields, and not far to the primary school located in Wandella Road. Approximately 20 minutes drive to Bermagui with its pristine beaches & Golf Course, or 30 minutes to Bega. Merimbula airport is approximately 45 minutes drive from

5 2 2 1,214 m<sup>2</sup>

<b>Price</b>	SOLD for \$660,000
<b>Property Type</b>	Residential
<b>Property ID</b>	493
<b>Land Area</b>	1,214 m <sup>2</sup>

### Agent Details

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### Office Details

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Cobargo.

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