

**104A Backhouses Road, Mogood, NSW 2538**



**Acreage For Sale**

Sunday, 26 May 2024

104A Backhouses Road, Mogood, NSW 2538

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 16 m2**

**Type: Acreage**



Kate Wise

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## Price By Negotiation

Welcome to "Tullalar", a picturesque 40 acre parcel of land offering a peaceful and private oasis, surrounded by beautiful gardens, natural bushland and the Clyde River. Located at 104A Backhouses Road, Mogood, this fabulous rural living opportunity is completed by a very neat 3 bedroom, 1 bathroom home with all of the modern conveniences and a touch of off-the-grid living! Imagine owning 13.5ha of native bushland plus 2.5ha of cleared land bordered on two sides by the Clyde River, approximately 27km north of Nelligen and approximately 2 hours drive from Canberra. This is an outstanding property and represents great value. The home features an open plan living area with slow-combustion fire and raked ceilings with exposed beams. The kitchen is modern and serviceable and includes a freestanding gas cooktop with electric oven and plenty of storage. Two of the three bedrooms have BIR's and lovely timber flooring throughout the bedrooms. There is also a large freestanding double garage to house vehicles and farm equipment. Located approximately 150m from the stunning Clyde River and above the 100 year flood line, the property offers an idyllic lifestyle. The cleared land surrounding the home provides a substantial buffer from bushfire and the house includes a rooftop fire prevention sprinkler system. This stunning rural property provides the perfect destination to escape the everyday hustle and bustle, all within a 40 minute drive from Batemans Bay. To organise your escape contact Kate Wise on 0404 413 866 today!

Features:

- 16ha (40 acres) with Clyde River frontage
- Attractive bushland cottage
- 3 bedrooms
- 1 bathroom - separate WC
- Open plan kitchen living area with raked ceilings and exposed beams
- Modern kitchen
- Slow combustion fire provides heating for the whole house
- Polished timber and vinyl flooring throughout
- Solar panels 6kw
- 70,000 litres water storage
- Satellite internet connection
- Northly aspect
- 40 minute drive to Batemans Bay