

# Proposed L Joadja Road, Berrima, NSW, 2577



## Rural For Sale

Friday, 6 December 2024

Proposed L Joadja Road, Berrima, NSW, 2577

Bedrooms: 4

Bathrooms: 4

Type: Rural

## Proposed Lot 3, 401 Joadja Rd, Berrima - "Iomaire", A Unique Opportunity in Berrima

Nestled in a scenic equine development among prestigious homes & properties, "Iomaire" is a breathtaking approx 47.22-hectare estate with expansive infrastructure & natural beauty. Whether you're envisioning an agritourism venture or planning to build your forever home in this serene & exclusive location (STCA), this is an opportunity to create your dream lifestyle while exploring lucrative opportunities.

### Key Property Features:

- Exclusive Entry: A private, tree-lined laneway with custom gates & stonework ensures privacy & an impressive welcome
- Building Envelope: Ready for your future homestead (STCA)
- Stunning Landscape: Featuring beautiful Australian native timber scattered throughout

### Accommodation Features:

- Shepherd's Hut (Approx. 32.5m<sup>2</sup>)

A cabin with spectacular views, open fireplace, freestanding bath, & stunning 20m<sup>2</sup> deck. Complete with gas hot water, 22,700L rainwater tank, power & septic

- Off grid Farmstay 1 (54m<sup>2</sup> Living + 18m<sup>2</sup> Deck):

Stylish 2-bedroom cabin with ensuites, rough-sawn hardwood cladding, & a slow combustion fire. Features 18,000L rainwater tank & off-grid capabilities

- Off grid Farmstay 2 (Loft Style with 18m<sup>2</sup> Deck):

A rustic-modern retreat, ideal for couples or small groups. One bedroom with unique bathroom & a facade of rough-sawn hardwood & heritage corrugated iron

The two Farmstays are built to be relocatable if desired.

### Expansive Infrastructure:

- 3 Paddocks with Duncan Horse Rail Fencing – Perfect for equine use or grazing
- Machinery Shed (175m<sup>2</sup> approx.): Ample storage for equipment, 3 phase connected
- Hay Shed (143m<sup>2</sup> approx.): Capacity for 6,000 small square bales
- Cattle Yards: Includes a 54m<sup>2</sup> roofed structure for added convenience

"Iomaire" offers the perfect blend of tranquillity & opportunity, with space for growth & development. Whether you want to expand the agritourism venture with additional cabins, glamping sites or simply enjoy a peaceful retreat, you can create your dream lifestyle today.

Contact Corey Cook on 0404 876 416

**\*\* NOTE: Subject to development consent and registration of subdivision \*\***

Disclaimer: While we make every effort to ensure that the information, we provide is correct & up to date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill & judgement before they rely on it. In any important matter, seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.