



## Grand Federation-Style Estate on 101 Acres



5



2



6

## 210D Bong Bong Road, Broughton Vale

Sold for \$6,050,000 (Mar 26, 2025)

Welcome to this opulent, Federation-style residence nestled in an elevated position along the coveted Bong Bong Road. Spanning 101.36 acres, this grand estate offers an exceptional lifestyle retreat, moments from the charming village of Berry and a short drive to the beaches of Gerroa, Gerringong, and Shoalhaven Heads.

Entering through the electric gate, a tree-lined driveway winds past a large dam edged by a striking stone wall built by a stonemason, setting the tone for the property's blend of elegance and natural beauty. The residence sits proudly atop the hill, embraced by a wrap-around verandah with all-day views of rolling hills and meticulously established gardens. A large 14.3m x 9.3m (approx.) triple-bay garage provides six secure parking spaces, with jasmine gracefully draping the rafters.

Stepping inside, you're greeted by timeless grandeur. High ceilings soar throughout the home, including a 6-meter raked ceiling in the main living area. Ornate cornices, luxurious marble flooring, and warm cedar accents enhance each room. The formal living area evokes a conservatory feel, while two cozy fireplaces add warmth and charm. Five spacious bedrooms provide ample accommodation, with the master bedroom featuring a walk-in robe and bedrooms 2-4 equipped with built-in robes. Eco-conscious features such as 33 solar panels (10.0 kW) and solar hot water boost the home's efficiency.

<b>Property ID:</b>	L19461667
<b>Property Type:</b>	House
<b>Garages:</b>	6
<b>Land Area:</b>	101.36 acres

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### Jacqueline Crapp

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Beyond the interiors, the property's outdoor spaces are crafted for relaxation and versatility. The northwest-facing entertainment area offers an ideal gathering spot, bordered by native violet ground cover and showcasing stunning views of the Berry Mountain escarpment and Woodhill. A retreat-like swimming pool, complete with an expansive undercover seating area, invites leisurely days overlooking the scenic landscape. Nearby, raised vegetable gardens with netting await green thumbs, while a firepit area sets the stage for cozy evenings under the stars.

A large barn/workshop with drive-through access offers ample space for agricultural pursuits or additional storage. This stunning estate is perfect for those seeking a luxurious rural lifestyle with easy access to Berry's vibrant community and nearby beaches. Contact Jacqui Crapp or Corey Hamilton on 0429 104 011 to secure a private viewing.