



Equine Facilities: 7 Stables, Dressage Arena, and Shelters



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2



2

505 Bolong Road, Bolong

\$1,550,000

This delightful property spans approximately 5 acres and features a three-bedroom brick home surrounded by natural beauty. The expansive land is divided into 11 paddocks, each showcasing lush green pastures and offering breathtaking views of Coolangatta Mountain to the east and Cambewarra Mountain and the Berry Escarpment to the north. The property is connected to town water, with access to all paddocks and stables. Additionally, it includes two large water tanks for convenience.

Ideal for horse lovers, the property boasts seven thoughtfully designed horse stables, two large shelters, a convenient undercover washdown bay, and safe Equimesh fencing surrounding the paddocks, complete with electric fencing.

Additional amenities include a fixed round yard and a tack room for equipment storage. For hobbyists or professional riders, there is an Olympic-sized sand dressage arena (20m x 60m) featuring a well-designed drainage system, approximately 1600mm x 3000mm wide dressage mirrors with heavy-duty stainless steel framing, and a fully equipped dressage arena sprinkler system with both manual and timer control options.

The residence itself is a comfortable retreat, consisting of three bedrooms, two bathrooms, multiple living areas, and a well-equipped kitchen filled with natural light, creating an inviting space for cooking and gatherings. The layout integrates seamlessly with the scenic

Property ID:	L27007290
Property Type:	Lifestyle
Building / Floor Area:	220
Garages:	2
Land Area:	2.0 hectares

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surroundings, offering a serene and picturesque living experience.

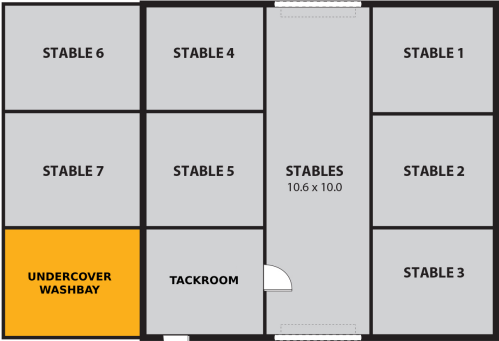
In addition to the main dwelling, the property includes practical amenities to enhance daily life. These features include various sheds, a spacious carport, ample undercover entertainment areas, and an enclosed heated pool room.

Gardening enthusiasts will appreciate the established vegetable garden and greenhouse equipped with a functional irrigation system, along with a well-built chicken coop for those wanting fresh eggs for breakfast.

This property presents a harmonious blend of rural charm and high-quality equine facilities. It is located in a prime equestrian community, just minutes away from major shopping centres, cafes, wineries, hospitals, swimming pools, beaches, and golf courses.

- 4 minutes (approx) to local shops and stock feed
- 10 minutes (approx) to Shoalhaven Heads beach (horse and dog friendly)
- 1 hour (approx) to Wollongong
- 2 hours (approx) to Sydney International Airport
- 1.5 hours (approx) to Willinga Park
- Just under 2 hours (approx) to the Sydney International Equestrian Centre

To schedule a private viewing, please contact Jacqui Crapp or Ryan Rigg at 0428 838 097.



*NOT ACTUAL POSITION/ORIENTATION



505 BOLONG RD, BOLONG

INTERNAL SPACE 177m² (approx)
EXTERNAL LIVING 70m² (approx)
TOTAL AREA 215m² (approx)



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