



Magnificence in the Mist



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1264 Nowra Road, Fitzroy Falls

Sold

Introducing 'Falls Lodge', your newly renovated dream home, nestled in the heart of nature in beautiful Fitzroy Falls.

This classic Beachcomber home has undergone a recent and substantial renovation. It sits lightly on the land & has evolved over the years into a stunning two-story home, boasting four spacious bedrooms, three bathrooms, two living areas, open north facing deck, plus a brand new pickle ball court to embrace one of the fun & fastest growing sports of modern times.

Designed by architect Nino Sydney, around 200 Beachcomber homes with their abstract Bauhaus attitude, were built in Sydney from 1961 to 1970 & others are sprinkled around New South Wales, the ACT & Victoria.

Located just a stone's throw away from the Fitzroy Falls reservoir, this property offers easy access to some of the most beautiful bush trails in the area. With a serene & peaceful environment, this home is perfect for anyone looking for a tranquil escape from the hustle & bustle of city life.

- Lovingly renovated with over \$130k recently spent on some vast improvements

Property ID: L24459383

Property Type: House

Garages: 1

Land Area: 809.0 sqm

Frank Barker

0456 555 422

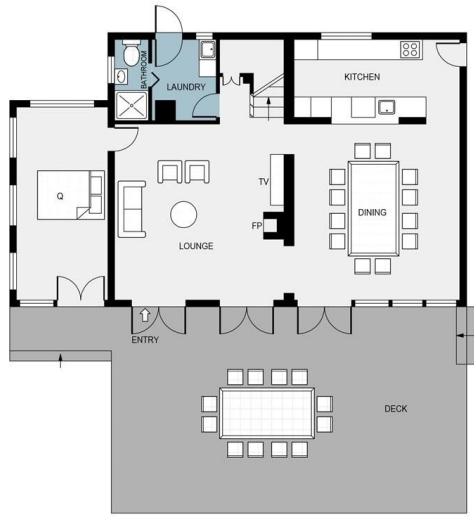
frank.barker@sh.rh.com.au

- Two inviting living areas with polished pine floors
- Main lounge room with a cosy slow combustion fireplace
- Spacious galley kitchen with charming timber benchtops, gas & electric cooking & rangehood
- Attractive open dining room directly off the kitchen
- Sunny north facing master bedroom open onto the new merbau balcony
- Sensational ensuite bathroom off the master with enormous shower & clawfoot bath
- Superb & sunny 2nd bedroom also accesses the new upstairs balcony
- 3rd bedroom adjacent to the 2nd bathroom with a separate toilet
- Charming new 4th bedroom downstairs, now with internal access
- A handy 3rd bathroom downstairs off the functional laundry which accesses the back yard
- Both living areas and 4th bedroom flow onto to the enormous 12 × 6 open timber deck, perfect for entertaining guests or enjoying a cup of coffee while taking in the breath taking views of the surrounding bushland
- Brand new pickle ball court in the light filled rear yard
- Two x new water tanks
- Enter via the attractive panelled double gates, perfect for privacy & child & animal safety
- Plenty of off street parking space plus a single covered carport
- Tesla car charging port
- Beautiful lush gardens surround the home at both the front & the rear yard
- Just an 8 minute drive to the charming village of Burrawang, 15 minutes to Moss Vale, 20 minutes from Bowral & 15 minutes to Kangaroo Valley
- Lovely, good spirited local community
- Easy walk to the Fitzroy Falls lookout, a plethora of nature trails in the adjoining national park, local Grand Pa's Shed store & the beautiful lake & sailing club

Fitzroy Falls is a wonderful country hamlet in the Southern Highlands & is ideally situated between Bowral, Robertson, Kangaroo Valley & the Coast & is just 90 minutes from Sydney Airport & Canberra.

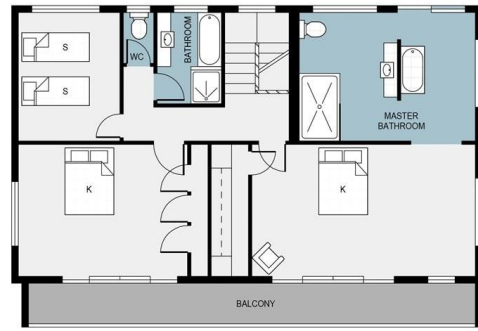
Don't miss out on this incredible opportunity to own your own piece of paradise at an affordable price.

Contact Frank Barker on 0456 555 422 or frank.barker@sh.rh.com.au or Alexander Kolouvos on 0415 724 965 or alexander.kolouvos@sh.rh.com.au to arrange a viewing of this stunning property or come to one of our scheduled Saturday open homes



GROUND FLOOR

FALLS LODGE



FIRST FLOOR