

## A Rare Hilltop Haven - 40 Acres of Pure Serenity

### Lot 122 Egans Farm Lane, Yatte Yattah

Sold for \$885,000 (Jan 06, 2026)

Lifestyle begins with location, and this stunning 40-acre parcel offers the ultimate blend of privacy, nature, and opportunity. Undulating hills within a natural amphitheatre and sweeping valley views, creating an idyllic setting for your dream home.

Partially fenced and ready to build, this rare gem is enriched by Myrtle Gully Creek meandering through the property, a lush rainforest in the valley, and towering eucalypts dotting the grassy hills. Awake to peace and tranquillity with only the sound of birdsong.

Just a short drive to pristine South Coast beaches, scenic lakes, and national parks, plus the charm of historic Milton, where boutique shopping, chic eateries, and the allure of Mollymook and Narrawallee Beach await. With quick access to Ulladulla CBD and harbour, this is a once-in-a-lifetime opportunity to craft your perfect rural escape.

#### Additional features:

- Town water (with existing tap on the property)
- Dwelling entitlement
- Off grid – solar power required

**Property ID:** L33043923

**Property Type:** Land

**Land Area:** 40.0 acres

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**Ben Pryde**

0410 324 209

[bpryde@mollymook.rh.com.au](mailto:bpryde@mollymook.rh.com.au)