

Sold



## 9 Hardakers Rd, Broadwater

EstateRealty



### Great value Waterfont Paradise.

**Property sold at Auction for \$2,155,000! Congratulations to the vendor.**

**Survey Point** is a stunning waterfront property. It offers sealed access to an award-winning colonial residence. It is privately positioned and captures beautiful views.

For the past 20 years this property has been thoughtfully crafted into a coastal sanctuary. It is an energy efficient and self-sustainable property, truly one of the prize holdings on the Sapphire Coast.

Breathtaking views are framed from your bedside the moment your eyes open, you will be surrounded by birdsong and fresh coastal scents.

The colonial style residence was built in 2008 and was awarded HIA Country Home of the year in 2009. The style and quality of this beautiful home has held its charm and value. This is a home to entertain or enjoy the serenity and peacefulness of native bush land and amazing views over 31 green acres across the Broadwater estuary.

There are 4 generous sized bedrooms all having direct access to a private verandah accommodating those who enjoy space to read a book or have an afternoon nap. The master bedroom has en-suite and walk-in robe. Concertina doors open to the north facing verandah and the retractable screens allow the fresh summer air to flow all night.

The jewel in the crown is the kitchen. It's a pleasure to entertain from or just day to day living. With 3 dishwashers, inbuilt commercial range hood, hardwood bench tops, amazing storage and even a bespoke pantry style cupboard for all your platters. The inside and outside living areas blend with the kitchen and makes it feel very well connected.

Another beautiful feature in the home is hardwood flooring. Iron bark and Bloodwood was harvested onsite, professionally stacked, and stored for 12 months and then kiln dried locally. It features throughout the living areas and is partly

4 bedrooms 2 bathrooms 5 car spaces 12.82 ha

<b>Price</b>	SOLD for \$2,155,000
<b>Property Type</b>	Residential
<b>Property ID</b>	734
<b>Land Area</b>	12.82 ha

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

Southern NSW  
South Eastern & Southern Highlands  
Nsw, NSW, 2621 Australia  
0467046637

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attributable to the overall quality of the home.

The award-winning residence was thoughtfully designed in a colonial style and appointed with modern technology. 10 Kw solar panels and good internet connectivity allows you to 'work from home'. Merimbula airport has flights daily to Melbourne and Sydney or it's an easy 3hr drive from Canberra that will get you back home for dinner.

Set around the home are sensational gardens, full of native and exotic plants providing a sanctuary and home for a variety of birdlife. The garden design ensures access with the gator throughout the gardens and pathway/infrastructure makes working in the space sustainable to lawns and shrubbery.

Watch the family play in the in-ground swimming pool from the comfort of the kitchen, covered verandah, or the living areas. The layout of the home and garden functions so well and makes for an easy low stress lifestyle. The floor plan is flexible and designed to accommodate the large family, plenty of guests or simply perfect for a couple. As you can shut down part of the home and enjoy the living areas and home office which also has mesmerizing views.

There is plenty of shedding infrastructure perfect for the gator, tractor your boat and trailers. Garden sheds, workshop, a greenhouse, and productive veggie garden are in place and ready for your choice of home-grown food.

The owners are interested in a walk-in walk-out scenario including and not limited to all furniture, tractors, the gator and electric garden tools etc. This is an opportunity to set up your holiday home or primary place of residence with beautifully appointed inclusions making it ready to enjoy. It must be seen to understand the tremendous value this scenario has to offer.

**EstateRealty** specializes in unique property and is welcoming enquiry or requests for private viewing at a time that suits. Arrangements can be made for airport pick up and arrangements of accommodation if needed.

Please call Ben Stevenson on 0467 046 637 or 02 6297 3555

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