



50 Omaru Lane, BALD HILLS Via Pambula

'GUBBA GUNDY' ON THE RIVER - UNDER CONTRACT

At the end of a country lane, incredibly just a 5 minute drive from vibrant Pambula Village, lies this magnificent, secluded 117 acre property. The superbly sited 4 bedroom residence commands breathtaking rural vistas as far as the eye can see, and is nestled in an established native country garden. Tranquility is assured - the property fills a hidden valley, with the nearest visible neighbour houses over 1 km away beyond the property's river boundary. Yet it's just 10 minutes from the front door to surf and family beaches, 10 minutes to Merimbula Airport.

Exuding character and charm, the home centres on an expansive open-plan living and dining area with combustion stove heating, which features hardwood floors and timber trusses, and an adjoining day room with bifold windows that give full play to the long views. French windows give access to a delightful north facing covered deck. The centre piece of the amazing living zone is a fully appointed soft close kitchen including hardwood bench tops and 5-burner s/s range.

The master suite includes a spacious walk-in robe, private sundeck/ pergola (wheelchair accessible by external ramp), and a parents' retreat/utility with bifold windows. An excellent bathroom including freestanding bath, vanity, shower plus sep wc, and a generous home office complete the upstairs.

Downstairs is apartment like and centres on a huge open living room with a

🛏 4 🚿 2 🚗 4 📏 117.00 ac

Price SOLD for \$1,550,000

Property Type Residential

Property ID 1769

Office Area 0

Land Area 117.00 ac

Agent Details

Chris Wilson - 0427 003 406

Office Details

174 Imlay St Eden NSW 2551

Australia

02 6496 3583

