

Sold

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218 The Wool Rd, St Georges Basin



Two homes + over 6 acres + absolute water frontage = The answer to your dreams

The phrase “dream home” gets thrown around a lot in real estate. But never have we seen a property that is more suited to that phrase than 218 The Wool Road, St Georges Basin.

We here at Platinum and extremely proud to present this once in a lifetime opportunity.

There is so much to unpack here, so let's get into it...

HOUSE NUMBER ONE

Starting with the first of the two residences, this home features 5 bedrooms, 3 bathrooms, and 4 toilets! Two of the bedrooms feature walk-in robes and ensuites and could both be used as masters with one of them directly overlooking the pool. The other bedrooms all feature built in wardrobes and are filled with natural light. All of the bedrooms and the entire home are kept at the perfect temperature with a split system ducted A/C plus and

7 5 8 6.21 ac

Price SOLD for \$3,400,000

Property Type Residential

Property ID 99

Land Area 6.21 ac

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separate ducted system that takes the heat from the slow combustion fireplace and spreads it throughout the home.

The living room is spacious, open and airy. With more features in just about every direction you look. To name a few, recycled timber feature walls, back lit television space, wood look floating floors, open windows looking out to the pool and outdoor area and so much more. The living, dining and kitchen are all open plan and flow on from one another. Making family time or indoor entertaining an absolute breeze. Speaking of the kitchen, the impressive design and features does not stop here! Stone benchtops, double sink, built-in fridge/freezer drawer, dishwasher, stainless steel appliances, pendant lighting, soft close drawers and a walk-in pantry are just some of the stand out things you will see as you look around this space. This is all powered by a huge solar system that has only recently been installed.

OUTDOOR AREA/POOL AREA

So there isn't just one amazing kitchen at the main home but also a just as impressive outdoor kitchen. Once again no expense has been spared with this. Featuring stone bench tops, wine fridges, double sinks, a 9 burner bbq, soft close cupboards, a wood fire pizza oven and open fireplace to keep warm in the winter. I have seen many outdoor kitchens with these items individually, but never an outdoor kitchen that has all of these amazing things together. This is all connected to the indoor kitchen via bi-folding servery windows. The type of design that will bring tears of joy to Gordon Ramsey's eye.

It's all kept undercover in the huge alfresco area. This comes set with down lights, fans, remote controlled blinds, power points, a tv point, and of course overlooking the pool and what seems to be a never ending back yard.

The salt water pool is solar heated and surrounded by low maintenance concrete. Not to mention you have views of St Georges Basin while you are taking a dip...

HOUSE NUMBER TWO

This one is the smaller of the two residences but just as impressive. It's actually an approved B&B. Providing instant income potential, especially at the moment with such a huge amount of people coming to the area to getaway due to not being able to travel overseas. This means you could permanently rent it, holiday let it, or live in it yourself and holiday let the main residence and really capitalize on the money being spent on the

holiday industry. The whole property has been freshly renovated from top to bottom. Featuring two huge bedrooms both with built in robes and ensuites, fans throughout, gas heating, downlights, raked ceilings and matching timber look flooring. The kitchen has a huge amount of storage, electric cooking, an island bench and a dishwasher. The whole property is surrounded by a wrap around deck that leads to the undercover alfresco area. It's from this spot that you see the best views of the basin the property has to offer. It may be the smaller of the two homes on this property but its size, quality and features outmatch most of the stand alone properties that are on the market today.

THE LAND AND EXTRAS

The lucky buyer of this property would become a proud owner of over 6 acres of mostly cleared flat waterfront land. Access to both properties is made easy with concrete driveways leading to the main home, the second home, and the 3 bay barn style shed. This particular shed is fully powered with extra high roller doors and length. There is also a second double garage that comes with the second home and a triple garage connected to the main home.

You will have to pick which shed you wish to store your boat in because at the end of your land you have your own personal boat ramp. From here you can launch any small and medium sized boats and head straight out onto the basin for a day of skiing, fishing, exploring or pop down to Sussex for lunch! There is yet another undercover outdoor area built down by the water. Making it the perfect place to clean the fish or just sit back and relax.

The kangaroos seem to enjoy it!

So in summary 218 The Wool Road literally has everything that makes an elite property all on one huge lot of land.

I guess this is what you might call a unicorn property as there are a lot out there that won't believe that it actually exists!

But it does, and it's ready to become someone's fairy tale.

We can not wait to see you there. We will be waiting down by the water for your call.

any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.