

# Find My Place

## Buyer's Advocacy Far South Coast



A rare find offering the ultimate sustainable and completely off-grid lifestyle in the picturesque Bega Valley. This substantial property, spanning approximately 40 hectares (100 acres), is an ideal retreat, yet remains highly accessible - just 20 minutes to Candelo and 12 minutes to Wyndham. Legal ID Lot 3 DP 632997

The charming 3-4 bedroom mudbrick home was built by a well-known local builder in the early 2000's and is well designed for efficiency with a solar-passive design. The home is fully compliant, holding Full Council Occupancy Approval. NB The property does need some maintenance and TLC but is still in reasonable and livable condition.

Surrounded by the beautiful South East Forests National Park, this property includes a Voluntary Conservation Agreement (VCA) on 12 hectares (30 acres), ensuring the preservation of its natural beauty and wildlife.

### Off-Grid Living & Property Features

- This north facing, 3-4 bedroom mudbrick home has been designed for a solar passive lifestyle, reducing the need for heating and cooling
- Excellent water resources with three dams in total.
- Fully off grid with an existing, but older, solar system.
- The home features a separate building housing a composting toilet and laundry, minimising environmental impact and saving water.
- Gas oven and wood fired cooker with instant gas hot water, and wood heater
- Purpose built fire bunker
- A unique self-contained (SC) studio (not approved) for guest accommodation, situated with lovely frontage to one of the large dams.
- The expansive grounds include an open 2-bay shed and level areas perfect for gardening or further development.
- 40 hectares (100 acres) of pristine forest surrounded by [SE Forests National Park](#). The property has a registered 12 hectares VCA (Voluntary Conservation Agreement).
- Very private setting, yet only 12 mins to Wyndham and 20 mins to Candelo, both with primary schools.
- **History:** The property has a registered grave away from the homesite.

The property is offered AS IS and only genuine and serious buyers, **with approved finance or unconditional finance**, will be invited to inspect the property. If you are interested, please make sure you have your finances sorted with your lender or mortgage broker.

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