



# FOR SALE

## BREAKFAST CREEK VINYARD 874 COBARGO BERMAGUI ROAD COOLAGOLITE

Have you ever dreamt of owning your own "Destination Wedding Venue". Fully functioning Vinyard with the facilities to bottle your own wine. This property is perfection. The breathtaking scenery, native wildlife and enough land to add more vines. A business, home and personal retreat property.

Nestled on an expansive 40.41 hectares of prime rural land, this impressive acreage property offers the perfect escape from city life while maintaining modern conveniences. Located on the scenic Cobargo Bermagui Road in peaceful Coolagolite, this three-bedroom, two-bathroom home presents an exceptional opportunity for those seeking space, privacy, and the quintessential Australian rural lifestyle.

The well-appointed residence features three comfortable bedrooms and two full bathrooms, creating a practical layout for family living or hosting guests. The heart of the home flows seamlessly to outdoor entertaining areas, where you can soak in the breathtaking rural vistas and enjoy the tranquillity that only acreage living can provide.

Outdoor enthusiasts and hobby farmers will be impressed by the extensive infrastructure:

- Five-car garage accommodation with remote access
- Multiple sheds providing abundant storage and workshop space
- Dedicated workshop area for projects and craftsmanship
- Fully fenced property ensuring security and livestock management

The property's entertainment credentials are equally impressive, featuring both indoor and outdoor entertainment areas plus a charming courtyard perfect for intimate gatherings. Whether you're hosting weekend barbecues or simply enjoying quiet evenings under the stars, the various outdoor spaces cater to every occasion.

Modern conveniences haven't been overlooked, with a dishwasher in the kitchen and a water tank system supporting sustainable living. The rural aspect provides stunning panoramic views across the countryside, creating a sense of peace and connection with nature that's increasingly rare to find.

3 BED | 2 BATH | 5 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A

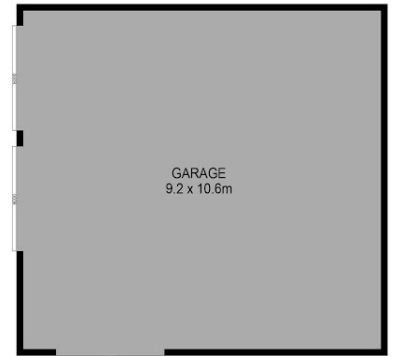


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Smyth  
PROPERTY



\* Agitator Area

ARTIST'S IMPRESSION ONLY. While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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