



# FOR SALE

## WAGONGA WATERS. A SECLUDED 109 ACRE WATERFRONT SANCTUARY

Rarely does a waterfront holding of this scale, privacy and natural beauty come to market. "Wagonga Waters" comprises approximately 44.14 hectares (109 acres) with an extraordinary 2.5 kilometres of mean high-water frontage to the pristine waters of Wagonga Inlet — one of the South Coast's most tightly held waterways.

Privately positioned along Wagonga Scenic Drive, the estate delivers genuine seclusion while remaining just 25 minutes from Narooma township.

Deep water access allows exploration of the inlet and onward to the Pacific Ocean. An approved boatshed and private ramp provide direct access from land to water, making boating, fishing and kayaking part of everyday life.

The setting is peaceful and protected. Native bushland surrounds the property, creating a natural buffer and complete privacy. Lawns stretch toward the shoreline, while evenings are spent beside the firepit under open coastal skies.

### The Residence

The insulated two-bedroom cottage offers relaxed coastal living with fireplace warmth, natural light and seamless indoor-outdoor connection. A separate studio provides additional flexibility for guests, creative pursuits or home office use.

### Waterfront & Lifestyle

- Approx. 2.5km of private waterfront
- Approved boatshed and private ramp
- Deep water access to the Pacific Ocean
- Renowned fishing and oyster-rich waters
- Absolute privacy and natural bush setting

### Infrastructure & Flexibility

- Large all-steel 3-bay machinery shed
- Extensive rainwater storage
- Paddock areas and bush tracks
- Dual occupancy entitlement (STCA)

Wagonga Waters is more than a property — it is a private coastal sanctuary of generational scale.

For private inspection:

Peter Smyth

Licensed Real Estate Agent & Auctioneer

4 BED | 2 BATH | 4 CAR

### PRICE:

\$2,550,000 - \$2,750,000

### OPEN FOR INSPECTION:

N/A

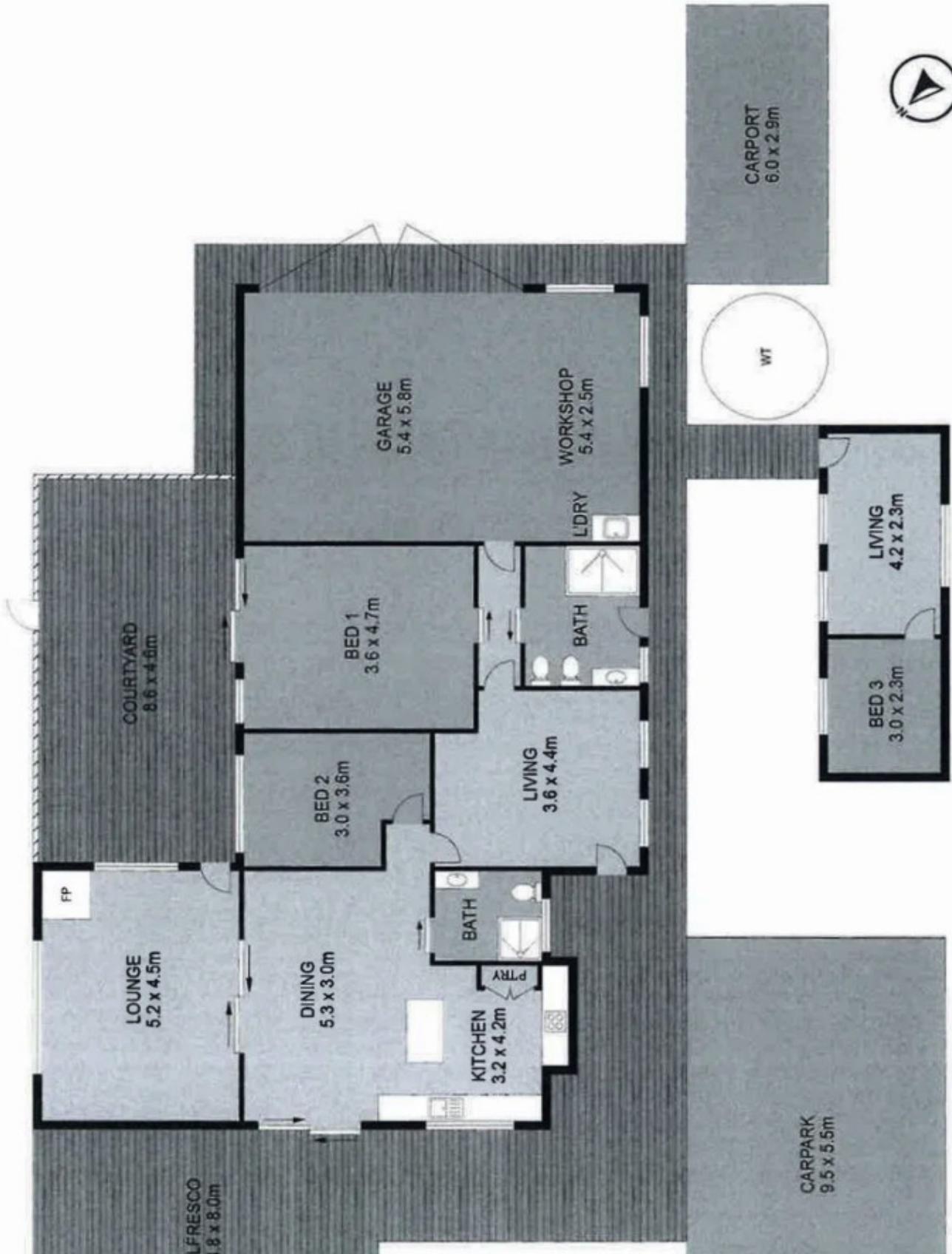


**Mandy Mitchell**

**0426063495**

mandy.mitchell@atrealty.com.au

[www.smythproperty.com.au](http://www.smythproperty.com.au)



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.

Mandy Mitchell  
 0426063495  
 mandy.mitchell@atrealty.com.au



NB: This Floorplan is provided without warranty of any kind disclaims any warranty including, without limitation satisfactory quality of accuracy of dimensions. Please refer to the contract for sale.

WebsterNolan Real Estate - NSW Property Specialists

