



MILTON
25 Sungrove Lane

8  5  7 

OPPORTUNITIES ABOUND AT HISTORIC FARM

Historic Sungrove Farm offers luxurious country living and a variety of eco/tourism/lifestyle business opportunities only three minutes from Mollymook Beach and trendy Milton village!

This exquisite 32 acre property boasts a modern Colonial style five bedroom homestead as well as the original farm cottage built in the 1860s. The entry to the property features bright red Coral trees, typifying the Milton country scene, the farm also overlooks pristine forest and lush fertile paddocks.

The property offers a range of options, with fertile paddocks offering scope for organic food production or could make a magnificent venue for weddings, retreats or corporate events. The location is very private, yet close to town – perfect for holiday accommodation. The possibilities are endless (subject to council approval).


Sprawling open plan living areas in the main residence feature Blackbutt timber flooring, eight inch skirting and 10 foot ceilings that flow onto a timber north-facing verandah which wraps the entire length of the house offering commanding views over the property and beyond to the escarpment. A huge country kitchen will be the envy of family and friends with Ilve 900mm stove, gas cooktop, Miele dishwasher, island bench, large breakfast bar and walk-in pantry.


A sunny library or formal lounge also opens on the verandah and is the ideal place to relax and unwind, with an electric fireplace and stunning outlook. The stylish entry foyer and wide hallway leads to a well lit office and four large bedrooms downstairs. The spacious master bedroom includes a walk-in robe and ensuite while the impressive loft provides another living area or activity room with kitchenette plus another double guest bedroom with ensuite and under roof storage.

Property ID	19516557
Property Type	Lifestyle
Garages	7

AGENT

Ben Pryde

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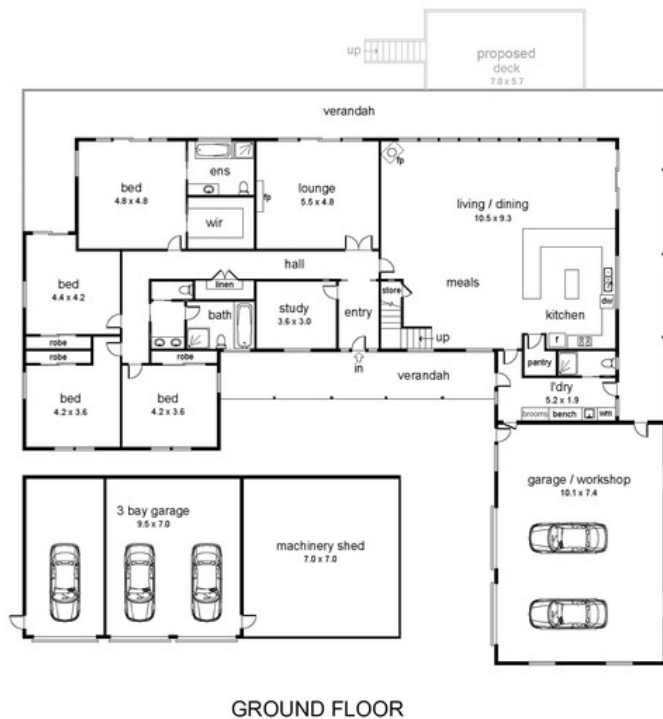
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The original shiplap timber cottage has been renovated to include three bedrooms and a covered north-facing deck and retains original features including a brick fireplace and timber floorboards. Nestled on one acre of fenced lawn with mature gardens, the cottage is private and ideal for guests or operate as a bed and breakfast or tourist accommodation (council approved).

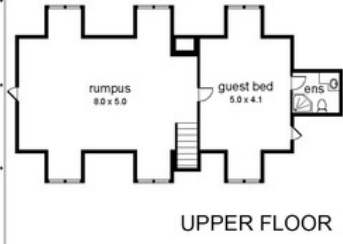
With fertile monzonite soil, the property was one of the district's pioneering dairy farms and now operates as a beef farm supporting 15-20 head. Additional features include wood burning fireplace, double glazed windows, 105,000 litre underground water tank, Envirocycle sewage system, chicken coup, vegetable and garden beds plus an orchard with stone fruit and citrus trees.

A huge double garage attached to the main house, plus a five bay shed, basement, under house storage and garden sheds provide plenty of room for cars, surfboards, boats and farm machinery.

Located at the end of a quiet lane, Sungrove Farm offers the best of rural living and is a rare offering so close to spectacular Mollymook Beach, Narrawallee Inlet and all the amenities Milton and Ulladulla have to offer. The almost complete Coastlink shared pathway will make walking to the village for coffee a breeze or the whole family can cycle safely to the beach where the fishing, swimming and surfing is world class!



GROUND FLOOR



UPPER FLOOR

1. RESIDENCE
2. COTTAGE
3. MACHINERY SHED & 3 BAY GARAGE
4. VEGETABLE GARDEN
5. FRUIT ORCHID
6. DAM



'Sungrove Farm'

This floorplan is a guide only and no warranty is given to its accuracy in dimensions. Purchasers are advised to carry out their own investigations