

CLICK HERE TO WATCH THE VIDEO



## KARBEETHONG LODGE

### Absolute waterfront residence & business

- Spectacular views over Mallacoota Inlet
- Run as a guesthouse since the 1920's
- Walking distance to NE Victoria's world heritage listed National Park
- Fully equipped business with 11-year track record of growth
- Established fruit trees, cottage garden, shed & access to jetty
- Small vibrant local community with social, medical & educational facilities

'Karbeethong' means 'moonlight shining on water'. Artists and poets have tried to capture the feeling of the place for nearly one hundred years – however, nothing compares to simply being here. A large number of artists, writers and musicians have visited the Lodge & Mallacoota, including E.J. Brady, Banjo Patterson and others, and this tradition of creativity & arts continues in Mallacoota today.

Karbeethong Lodge is a unique, relaxed fully-renovated guest house which dates back to 1903. The building is largely original, apart from for the addition of en suites, some reconfiguration of internal spaces, and, of course, upgrades to evolving technology such as

For more information or to arrange an inspection please call Nicolette van Wijngaarden  
M 0411 144 877 or 1300 911 720 E [nicolette@uniqueestates.com.au](mailto:nicolette@uniqueestates.com.au)  
Website [www.uniqueestates.com.au](http://www.uniqueestates.com.au)

Price \$1.35 - \$1.5 million

🏠 11 (sleeps 27) 🛏 11 🚗 5+ 📏 4657 sqm



luxury properties



**unique**  
ESTATES



electricity, plumbing and wireless internet. The Lodge consists of ten guest rooms, lounge, dining and kitchen, outdoor areas, and sweeping verandas overlooking the garden, lake and ranges beyond. Its most recent refurbishment has been in the last ten years with the emphasis, in all decisions, towards comfort and style while maintaining essential character.

Around half the rooms open onto the wide front verandah with spectacular views over Mallacoota coastal inlet, famous for its sunsets and superb peaceful vistas. Other rooms have bush views or open onto an internal courtyard.

The owner/manager' residence is compact but the best room in the house – privately located, quiet, with great views over the water. It

comprises lounge/dining, kitchen, bathroom and single bedroom. There is also a private veranda space, an office, a second bedroom, and an enclosed garden.

## HISTORY

Karbeethong Lodge is an historic homestead, iconic to the area, built around the turn of last Century. It was turned into a guesthouse in 1920 and has been open to guests, in one form or another, ever since. The site the Lodge is on was the first land selected in the area back in the late 1800's. Naturally the Buckland family, the original settlers in the area, chose the best spot to build their homestead – high over the lake, protected from wind & storms, with great views and fertile soil.



luxury properties



**unique**  
ESTATES



luxury properties



**unique**  
ESTATES



luxury properties



unique  
ESTATES



luxury properties



unique  
ESTATES



luxury properties



unique  
ESTATES



# Karbeethong

... a timeless place...

Schnapper Point Drive,  
Mallacoota, Victoria, 3892  
Telephone (051) 58 0411  
Facsimile (051) 58 0081

<p>Mr. Curly, driving a Dodge, Travels down to Karbeethong Lodge</p>	<p>Accompanied by a goose and gander To take his rest on the wide verandah</p>	<p>To laze and stare at the magical moon And fall asleep to the mopoke tune</p>
<p>To fly in dreams above the lake for nothing else but heaven's sake</p>	<p>To gaze at fish in a silvery shoal And feel them sparkling through his soul.</p>	<p>And to hear once more the spirited song That angels sing above Karbeethong</p>



luxury properties



**unique**  
ESTATES



## PROPERTY FACT SHEET

<b>Aspect:</b>	North-easterly
<b>Views:</b>	Lake
<b>Height above sea level:</b>	18m (at house site)
<b>Coordinates:</b>	37° 32'08.13"S      149° 44'33.48"E
<b>Zoning:</b>	General Residential
<b>Construction:</b>	Wooden
<b>House Size:</b>	617.25 sqm including outbuildings
<b>Age:</b>	114 years approx
<b>Renovated:</b>	yes
<b>Approved:</b>	yes
<b>Sheds:</b>	Double garage/workshop, storage shed
<b>Easements:</b>	Runs along the lake front of the property (eastern boundary) being for drainage and sewerage
<b>Water Supply:</b>	Mains, Rainwater storage - 4 cubic metres (16,000 gallons)
<b>Power:</b>	Grid
<b>Sewer / Septic:</b>	Mains
<b>Council Rates:</b>	\$5,864 p.a
<b>Near Schools:</b>	Mallacoota P – 12 College
<b>Nearest University:</b>	Australian National University, Canberra; University of Canberra, Canberra



luxury properties



**unique**  
ESTATES

# FLOOR PLAN



16 SCHNAPPER POINT DRIVE  
MALLACOOTA VICTORIA 3892



Boundary is approximate area only

## LOCATION MAP

