

**100 Moss Vale Road, Kangaroo Valley, NSW 2577**



**House For Sale**

Friday, 3 November 2023

100 Moss Vale Road, Kangaroo Valley, NSW 2577

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1560 m2**

**Type: House**



Janine Sosa

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## Price on Request

Escape the hustle and bustle of city life as you enter this tranquil haven. Surrounded by lush greenery and stunning mountain vistas, 100 Moss Vale Road presents a unique chance to live in harmony with nature. Each day begins with the melodious chirping of birds and the soothing rustle of leaves, creating a symphony of calmness that soothes the soul. The property boasts a thoughtfully designed home that seamlessly blends contemporary architecture with the rustic charm of the countryside. The spacious layout provides ample room for relaxation and entertainment, while large windows and sunbathed timber decks invite the breathtaking outdoors into your home. This property offers the best of both worlds: capturing the essence of country living and the convenience of proximity to local amenities. Just a short walk to Kangaroo Valley village, you'll have easy access to charming cafes, boutique shops, Kangaroo Valley Public School, Preschool and community events, all at your doorstep.

- Front entry into an enormous sun-drenched timber deck, elevated north facing country home, overlooking signature valley views.
- Open plan Kitchen, dining and lounge, with large double French doors, leading out to the outdoor deck.
- An entertainer's modern kitchen, with 4 burner gas cooktop, electric oven, dishwasher with large sliding servery windows, opening up to the outdoor area.
- Cast iron slow combustion fireplace for those wintery days and 2 split air-conditioning systems located in the kitchen and master bedroom.
- Main living areas and corridors are tiled throughout, allowing for easy maintenance and lovely neutral carpets for the bedrooms to retain warmth.
- King sized master bedroom, with walk in robe and two-way entry to your ensuite bathroom with shower, bathtub and separate toilet.
- Large double French doors in the master bedroom with your very own private sun deck.
- An additional two queen sized bedrooms, each with built-in robes, one with access to the backyard via French doors, and the other with its very own ensuite.
- Thoughtfully designed and bountiful garden with various plants, which flower in summer or winter and evergreens, keeping your garden looking lush throughout the year.
- Double lock up garage with adjoining carport, connected to electricity, with the option to turn this area into a studio being zoned RU5 Village.
- An additional Carport in front of the home, considerable under house storage, and pet friendly fencing surrounding the home.
- Conveniently connected to town water and sewer.
- An endless array of outdoor activities, kayaking, walking tracks, Yarrawa estate Winery, local dining and go wild swimming in our rivers and creeks. Whether you seek a peaceful retreat or a forever home to create cherished memories, 100 Moss Vale Road provides the canvas for your dreams and only a 40 minute drive to the Southern Highlands, South Coast beaches, and still under 2 hours from Sydney. Embrace the tranquillity and become part of the close-knit Kangaroo Valley community, where warmth and genuine hospitality are woven into the fabric of daily life. If you have any further queries or would like to arrange an inspection please feel free to contact Janine Sosa on 0419 293 777 or [jsosa@dijones.com.au](mailto:jsosa@dijones.com.au).