

**100 Old Mandemar Road, Berrima, NSW 2577**

**DREW LINDSAY**

**House For Sale**

Thursday, 15 February 2024

100 Old Mandemar Road, Berrima, NSW 2577

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



Andrew de Montemas

## Contact Agent

Enjoying absolute privacy in tightly held Berrima, this magnificent country estate is beautifully appointed and framed by exquisite landscaped grounds covering five glorious acres. Llywellyn Park boasts a wealth of refined country-style charm. The grandly proportioned and versatile home comprises absolutely gorgeous living spaces, impressive bedrooms, luxurious bathrooms, detached self-contained garaging and a cottage (perfect for accommodating guests). Multiple entertaining settings further elevate the property to a very high standard. Effortlessly incorporating both formal and informal light filled living spaces the home includes a large entry foyer, a stunning conservatory enveloped in French doors and windows with a vaulted wood panelled ceiling adding gravitas and charm, a fully equipped media room, a beautifully appointed French country style kitchen with high-end SMEG appliances, integrated dishwasher and extensive cabinetry. The four substantial bedrooms feature plantation shutters, with two opening to the front verandah and taking in the flourishing leafy surrounds. Ducted heating and cooling, gas bayonets, gas log in formal living area and very efficient slow combustion wood fire ensure year-round comfort. Each of the three bathrooms, two with underfloor heating are a statement in luxury, with a laundry also sized to service a large family. A gloriously sun-drenched alfresco setting spills from the kitchen, whilst an outdoor cabana kitchen with pizza oven and rotisserie (located adjacent to the heated resort style mineral inground pool and spa) will make entertaining a delight. A large self-contained detached cottage contains two bedrooms, two bathrooms and a new French country style kitchen that complements the main house, making it ideal for visiting guests and extended family. There's under cover garaging for three cars. Surrounding the full size tennis court and spanning across the five acres are extensive cool climate park lands. These parklands feature established deciduous trees, flower beds, sweeping lawns, a citrus and stone fruit orchard, vineyard and automated irrigation from a large ornamental dam which is topped from the bore. The property includes a 100,000L underground rainwater tank with UV filtration system, and machinery shed. A truly outstanding home within close proximity to boutique Berrima Village (and it's fabulous mix of restaurants and cafes) and the very best that the Southern Highlands has to offer, this exceptional offering is not one to be missed. Inspect as advertised or by appointment. Contact Andrew de Montemas 0484349072

Disclaimer: We have obtained all information from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.