

**148 Tullouch Road, Broughton Vale, NSW, 2535**

WOODHILL  
ESTATE AGENTS

**Sold Rural**

Saturday, 17 June 2023

148 Tullouch Road, Broughton Vale, NSW, 2535

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Daniel Watt

## Exclusive country escape

Nestled high above the green rolling hills of Berry's hinterland on NSW's South Coast, a special property is waiting to begin a bold new chapter. Welcome to 148 Tulloch Road, Broughton Vale a quality, custom build country home with so much to offer.

From the moment you enter through its stone automatic gates, there is a sense of leaving the outside world behind. Here, on 27 acres of native-fringed hillside, your worries disappear as the views open up down the valley, across the plains, to Coolangatta Mountain and the sea.

Covered double parking on the lower level provides direct access to a mud room, large office/library, powder room and rumpus (new carpet here and throughout). But it's upstairs that you'll find the main living also enjoying level access via a large, gated courtyard thanks to the natural slope of the land.

This is where the home truly flexes its one-of-a-kind interiors and penchant for entertaining from the grand entry lobby through to an enormous open plan living space with large windows and polished timber floors, a gas fireplace gathering the soaring vaulted ceilings above.

Alongside, the chef's kitchen offers 900mm gas cooking with steel splashback, a walk-in pantry, and overlooks the lounge and its expansive views beyond. For a closer look, multiple doors lead out to a large wraparound deck the ideal space to gather or relax, with nature's canvas as your backdrop.

Speaking of canvases, the executive master suite includes an adjacent corner studio surrounded by stunning views perfect for artists or as the ultimate office. The master also features delightful tongue-and-groove detailing, a spectacular nature-facing ensuite and walk-in robe. Meanwhile, a second living room is perfect for cooler months, with a cosy wood burner and courtyard access.

On the opposite wing of the house, two more generous bedrooms and a two-way bathroom await, each expertly framed in tongue-and-groove. A euro-style laundry is cleverly hidden away as is ample under-house storage.

Outside, the scope of this property becomes clear from the charming foot bridge, koi pond and dam to the abundantly proportioned machinery shed and three 22,000L water tanks. A backup diesel generator and back-to-base security provides further peace of mind in this peaceful hillside escape.

An exclusive location. A magnificent outlook. An unassuming home among the trees. If you've been craving an established rural escape, your search may be over.