

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

THE AGENCY

**House For Sale**

Tuesday, 30 April 2024

168 Old Mandemar Road, Berrima, NSW 2577

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 2 m2**

**Type: House**



Monique Phillips  
0408405194

## Contact Agent

Taking its place in a premium Berrima enclave, this superb parcel of land represents your future. Occupying approx. 5.77-acres, if you've been yearning to live a quieter life with plenty of space around you, this is your chance to make it a reality! Whilst a comfortable home currently sits on the property, the opportunity also exists to build a beautiful brand-new country homestead that will take advantage of the gorgeous surrounds that embrace you here. The land itself is an exciting blank canvas that lends itself to any number of semi-rural pursuits, not to mention a substantial level of self-sustainability with plenty of room to grow your own produce, have free range chickens, and maybe even a small orchard. If you can dream it, you can make it happen here.- Four bedroom/two bathroom comfortable modest home, sun filled with glorious garden, dam and rural vistas - Cleared and level, elevated building site cut and ready for your new dream home if you so desire- Ample tank water capacity from two 22,000L tanks – one to the house and one to the shed plus a bore- Septic tank and absorption trenches ensure effective and environmentally friendly disposal of wastewater- New 200m<sup>2</sup> four-bay colorbond shed with concrete floor, perfect for machinery and materials storage, plus a smaller shed Not only will you be just a stone's throw from the heart of historic Berrima Village, you'll also benefit from having Moss Vale, Bowral and Mittagong close by, and the convenience of easy freeway access to both Sydney and Canberra. For more information, please contact Monique Phillips on 0408 405 194 Disclaimer: While we make every effort to ensure that the information we provide is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.