

173 Moss Vale Road, Kangaroo Valley, NSW 2577



House For Sale

Thursday, 23 November 2023

173 Moss Vale Road, Kangaroo Valley, NSW 2577

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 759 m2

Type: House



Daniel Watt

Auction - If Not Sold Prior

Often, it's the hidden treasures that are the most cherished discoveries. Protected by established gardens that include a botanical list of Japanese maples, camellias and rare species, and home to an abundance of wildlife, birds and butterflies, this charming circa 1920's weatherboard cottage is right in the heart of much sought-after Kangaroo Valley township. With stunning views of Barrenjoey Mountain, the home has been lovingly renovated with modern conveniences, while preserving its old-world charm of high ornate ceilings, timber floors and leadlight windows. Three spacious bedrooms, multiple living areas, two modern bathrooms, and a slow-burning wood fire for those cozy winter evenings have created a beautiful contemporary space for a family home or a lovely holiday house. Boasting a second-to-none location in the heart of the village retail precinct, the property also lends itself to operate as a thriving holiday rental business. The home offers all the comfort and rural charm you might expect for a quick weekend escape to the country, coupled with privacy, a view, and country-cosmopolitan convenience - the perfect balance! Looking for more even more potential, or perhaps, dreaming of starting a business? The sky is the limit. With RU5 Village zoning and an enviable location, this cozy home could be adapted and used as a retail space or various other business alternatives (STCA - Shoalhaven City Council). 173 Moss Vale Road is a treasure well worth discovering. Features include:- Undercover deck overlooking private yard with rural outlook- Established gardens supporting an ecosystem rich in diversity - a magnet for birds!- High, ornate ceilings and lead light windows- Large bedrooms and renovated bathrooms- Slow burning wood fireplace- Split System air conditioning - Kitchen with stone benchtops and Belling 5-burner cooktop- Hardwood floors throughout- Workshop or extra storage space- Short stroll to shops, cafes and restaurants- Kangaroo Valley's historic pub, The Friendly Inn, is seconds away!- RU5 Village zoning - broad potential for retail space (STCA) or guest accommodation- 25 mins to Berry / 40 mins to Bowral / 2hrs to Sydney