

193 Megalong Place, Kanimbla, NSW 2790

Sold House

Monday, 9 October 2023

193 Megalong Place, Kanimbla, NSW 2790

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 10 m2

Type: House



Kristie Trouchet-Nilsson

\$1,410,000

If it's seclusion and views you are after, then look no further. Down a meandering country road sits "Xanadu", a charming character home that boasts a stunning outlook over rolling hills and the breathtaking scenery of the Kanimbla Valley. Offering versatility and modern comfort, this property is perfect for those looking for a luxurious weekender or private retreat. The main home includes 3 large bedrooms and ample living space, with the benefit of a separate 1-bedroom studio, perfect to accommodate family and friends. Finishes and fixtures are practical, with the piece de resistance being the breathtaking Blackheath Escarpment views. This secluded property is truly ideal for those wanting their own piece of paradise. Built on approx. 10.73 ha of freehold native unspoiled land, you can enjoy majestic vistas and spectacular sunsets. Inside, there is stunning aesthetic appeal with the use of timber paneling throughout, giving the home its unique chalet ambiance. Further premium features include:

- Home is made from Lockwood NZ timber
- Magnificent high ceilings
- Master bedroom with large ensuite and walk-in robe
- 2 additional bedrooms with built-ins. All bedrooms are carpeted.
- Study/office with built-in desk and shelving
- Cozy slow combustion wood burning fire
- Fully ducted heating and cooling
- Light filled kitchen with ample storage and bench space, dishwasher, gas cooktop and breakfast bar.
- Large observation deck with outdoor heater, seamless glass balustrade and offering uninterrupted views over the rolling hills, native flora and some of the most incredible sunsets imaginable.
- Electric hot water.
- Internal laundry.
- Open plan living and dining with picture windows showcasing the views, tiled floors and feature timber paneling.
- Main bathroom features a shower, toilet and relaxing bathtub.
- Separate 1 bedroom studio, made from Lockwood NZ timber and clad with aluminum, featuring a relaxing covered deck, ramp access, ensuite, fridge and tea/coffee making area, split system heating and cooling, attractive floating timber flooring and a built-in desk, overhead purpose lighting, and picture windows that frame the views, perfect for creative endeavors.
- Approx. 125,000 litres of tank water
- Double garage with an additional toilet
- Open walled shed
- Established gardens surround the house.
- All useable land
- Access via a good condition gravel road
- Established fruit trees and natives
- Separate paddocks for livestock (horses/cows/goats) all with troughs.

This highly sought-after lifestyle property will not last long. Easily accessed via Coxs River Road, with close proximity to major rural cities. Lithgow is an approx. 20 minutes drive away, and Bathurst is an approx. one hour drive. The Blue Mountains is a short commute by the beautiful valleys and plains this region is renowned for. Sydney is accessible within an easy two-hour drive via the Great Western Highway. Supremely located, with only the trees and wildlife as your neighbors, complete privacy is all but guaranteed, providing a sense of utter relaxation. Secluded, very special and with a country style that must be seen to be appreciated, this is the ultimate weekender or country home. Rarely a property of this caliber presents. To arrange an inspection please call our office on 02 6352 2442. Disclaimer: HR Realtors & Lifestyle Property Specialists believe that all information contained herein be true & correct to the best of our ability & in no way misleading; however, all interested parties are advised to carry out their own enquiries and relevant searches. The price of this property is listed in Australian Dollars (AUD) at the beginning of this description, and that should be used as a price guide for this property.