

21 Carinya Close, Kanimbla, NSW 2790



Sold Lifestyle

Tuesday, 6 February 2024

21 Carinya Close, Kanimbla, NSW 2790

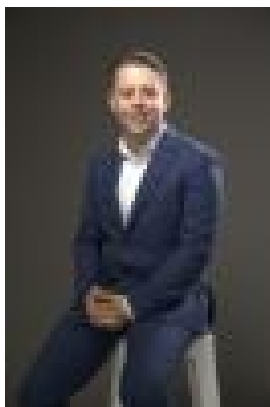
Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 10 m2

Type: Lifestyle



Matthew Gray

\$1,380,000

Gray Estate Agents are proud to present a unique and versatile listing that would suit buyers ready for a tree change or those seeking a get-away retreat. The property sits on 25 acres in the beautiful Kanimbla Valley, only 2 hours drive from Sydney, 18 minutes to Mt Victoria station, and less than 30 minutes to major supermarkets and medical facilities in the town of Lithgow or Katoomba. This is a lovely family home that also offers 2 separate self-contained studios. Each one is ideal for guest accommodation or teenage/ granny retreats, Airbnb, and holiday rental opportunities. There are sweeping views from all aspects of the property which also has the benefit of 150 m of Cox's River frontage on the rear boundary. This is accessible by walking or driving on an excellent 4WD track and is a great place for a swim or a picnic. The main house offers :- A spacious open plan living area boasting 180 degrees of spectacular views, incorporating a modern full-size kitchen, comfortable dining area, and 2 separate lounge areas, plus a study nook. - A large master bedroom with 2 built-ins and one walk-in wardrobe, a recently renovated ensuite, and a sliding door to access the wrap-around covered veranda. - A good-sized second bedroom with a large built-in wardrobe and views of the valley. - A recently renovated main bathroom with a large bath - A spacious laundry that offers generous storage space. - Timber flooring throughout the bedrooms and living areas. - Split system a/c- Slow-combustion wood heater- A wrap-around veranda

The Studio:- Architect designed- Accessed by a private path - self-contained studio room with its own stand-alone bathroom, kitchenette, dining, and seating areas- A bedroom space accommodating 1 double and 2 single beds - A built-in wardrobe. - Timber laminate flooring throughout the living area- Views from the windows

The cottage:- Self-contained at the front of the property- Offers a bathroom, space for dining, seating and a queen size bed - Loft area with 2 single beds- Carpeted throughout- Split system a/c.- Patio area to the front- Covered balcony to the rear with views of the valley

Entertaining areas:- A large all-weather paved covered entertaining area with 2 sections of Vergola electrically opening louver protection, complete with lighting and power outlets.- An extensive architect-designed covered deck with insulated ceilings, lighting, and power points, accessed by a solid bridge leading from the wrap-around verandah. This excellent entertaining area is ideal for daytime or nighttime use and has magnificent views of the valley whilst incorporating the studio below.

Outbuildings:- For those who need additional space, the property has 2 large sheds. One with 3 bays and the second with 3 bays and an additional storage room with a sliding glass door. These all together offer 6 vehicle spaces or useful secure undercover storage for equipment.- There are 3 water tanks providing a total of 163,000 L (88,000, 48,000, 27,000).- All structures on the property are steel framed and built to stringent specifications. As you can see this property has a long list of fantastic features, that is sure to tick many boxes! Call Matthew Gray to arrange your private inspection, as properties of this calibre don't come to the market regularly!