

321 Mckanes Falls Road, South Bowenfels, NSW 2790

@realty

Acreage For Sale

Sunday, 26 May 2024

321 Mckanes Falls Road, South Bowenfels, NSW 2790

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 10 m2

Type: Acreage



Mark Sullivan
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Expression of Interest

LUXURY MODERN LIVING OVERLOOKING HARTLEY VALLEY 321 McKane's Falls Road South Bowenfels NSW 27906
BED / 4 BATH / 6 CAR / 580 m2 residence / 25 acres / 5 min to town For sale via Expressions of interest. EOI close 4pm
Thursday 27th June 2024 Inspired by Colonial architecture, Yindymarra Homestead is a stately, two-storey luxury
residence. Set back from the main road, this visually stunning property offers a modern living experience in style. The
property would be perfect for a large or multi-generational family seeking space and lifestyle. Yindymarra offers private
executive living, a Sydney Weekender, a Farmstay experience or would be a top-the-range Airbnb business
opportunity MAIN HOMESTEAD 5 BEDS / 3 BATH / 1 CAR GARAGE / 2 ACRE GARDEN - The property has stunning,
unsurpassed vistas across the Hartley Valley to the Blue Mountains escarpment. - The home is of French Provincial
Architectural Design influenced by early colonial sandstone builds. Exquisite columns, quoining and mouldings indicate
this design style. Of note is the period designed wrap around concave veranda with curved rafters. - The captivating allure
begins the moment you step through the 8-foot imported wrought iron double glazed entry doors to the central staircase
with a bespoke balustrade providing the perfect invitation to upstairs bedrooms. - A truly inspiring kitchen with four
electric Miele wall ovens (steam, microwave, pyrolytic & conventional), induction cooktop, ducted rangehood and
oversized storage. Benchtops are stone and draws are soft close. Even the kitchen looks towards the escarpment views.
Kitchen flows to alfresco outdoor entertaining - Double-glazed windows including two feature glass walls showcasing the
spectacular views on offer. - Master suite with a spacious walk-in wardrobe and oversized six-star ensuite. - All bedrooms
have walk-in wardrobes. - Unique polished concrete ground floor living areas and premium carpet to upper floor. - Bespoke
architraves with bulkheads throughout and with drop ceiling to kitchen for full-height cabinetry. Square set window
reveals throughout. - Expansive living areas include an open plan lounge/dining / living plus games room and enclosed
entertaining at the rear. - Instantaneous gas hot water with electric backup. - Ducted vacuum system on both levels. -
Ceiling heights of 2700 throughout with LED lighting - All doorways are 820mm allowing wheelchair/disabled/elderly
access. - Guest accommodation wing with ensuite, walk-in robe and access to laundry. - Guest accommodation wing has no
steps or hobs and the toilet has a side wheelchair approach. This area can also be configured as separate quarters. Just
add oven/cooktop. - The ground floor is heated via in-slab hydronic heating supported by a cozy wall-mounted wood fire
for year-round comfort. The first floor is supported by ceiling ducted three-phase reverse cycle heating and cooling. A
solid fuel boiler is currently fitted, with an upgrade provision for air sourced heat pump. - An attached one car drive
through garage with two automatic roller doors. - A two-acre low-maintenance and established cool climate garden. A
stately driveway framed with hedging and established liquidambar trees, including a beautiful heritage sandstone
gateway, with a vehicle turning circle complete with a tiered water feature STUDIO / OFFICE / POTENTIAL ACCOM - 1
BED / 1 BATH / 1 CAR FOUR BAY SHED (approx. 280m2) Steel and concrete slab construction with three phase power,
four high roller doors, featuring 3.6m eave height. ESTABLISHED GARDEN Established gardens with mature fig trees,
maples, driveway lined with established Liquidambar, vegetable garden beds, front-of-house azaleas and magnolias. Rear
rock garden with weeping cherry, wisteria, and rhododendrons. Fire pit area overlooking the escarpment. Established
Photinia hedging along the entrance driveway with electric double gates and veranda edging. The property oozes
convenience and modernity with tranquillity and natural beauty. LOCAL ATTRACTIONS - The estate has escarpment
views overlooking Hartley Valley - Stunning established low-maintenance gardens and bushland. - Mt Victoria (20 min) is
on the urban electric train service to the greater Sydney metropolis. - Jenolan Caves, Hartley, Blue Mountains, Wollemi
National Park, The Gardens of Stone National Park, Kanangra-Boyd National Park. - Local villages include Hampton (with a
great pub), Tarana, Rydal, Portland, and Rockley. - Nearby towns offer great coffee and food and wine experiences. - Lake
Lyell Water Recreation Park. Great camping, bushwalking, fishing, gem fossicking, truffle farms and hunting. MAJOR
LOCAL EMPLOYERS Mining, manufacturing, education, energy, tourism YEAR BUILT 2011 WATER 146,000 liters
of rainwater storage for home, gardens and guest accommodation. Dam in lower paddock. SOLAR 10KW 3 phase PV
Solar array. Electricity bills are only \$200 per quarter. CONSTRUCTION Double brick LAND SIZE 10.1 hectares or
25 acres. RATES \$2,580 p/a COUNCIL Lithgow Regional Council ZONING RU1 Primary production small
lots SEWER Septic FENCING Fair to new. ACCESS Bitumen Road to the front gate. Graded road to the estate.
Gated property with remote front gate access. LOCALITY Five minute - Bowenfels service centre /
general store. Ten minutes - Lithgow Shops / Lithgow Train Station. Twenty Minutes - Sydney train line at Mt Victoria. Two
Hours - Sydney CBD This is more than a house; it's a home with a testament to fine craftsmanship and timeless elegance.

Don't miss the opportunity to experience the beauty and potential of 'YINDYAMARRA.' Viewings are available 7 days a week by appointment. Contact Mark to arrange your private tour. SELLING AGENT MSP Mark Sullivan Property 0429 954 990248 Howick St Bathurst NSW 2795 sully@atrealty.com.au