

438 Duffys Lane, Kangaroo Valley, NSW 2577

Raine&Horne.

House For Sale

Monday, 11 September 2023

438 Duffys Lane, Kangaroo Valley, NSW 2577

Bedrooms: 4

Bathrooms: 3

Area: 14 m2

Type: House



Frank Barker
0456555422

Open Sat 20th April - 3.30pm to 4pm

Welcome to 438 Duffys Lane, a magnificent 4-bedroom, 3-bathroom residence nestled on 36 sprawling acres of picturesque land in breathtaking Kangaroo Valley. This exceptional property offers a truly idyllic lifestyle, combining luxurious living spaces, stunning natural beauty, and convenient proximity to the charming village of Kangaroo Valley. Here are 10 Key Features:

- 1. Spacious and Versatile Layout:** This expansive home boasts a generous floor plan with four living areas, providing ample space for relaxation, entertainment, and family gatherings. The separate wing offers a private master suite, creating a serene retreat within the home.
- 2. Gourmet Chef's Kitchen:** To inspire your culinary excellence, the chef's kitchen is a dream come true for cooking enthusiasts. Equipped with stainless steel benchtops, modern appliances, ample storage, and a functional layout, it's the perfect space to create culinary masterpieces with a handy servery through to the main living area.
- 3. Elegant Dining Area:** Host elegant dinner parties and create lasting memories in the separate dining area, which offers a sophisticated ambiance and beautiful views of the surrounding landscape.
- 4. Grand Vaulted Ceilings:** The main living area features high vaulted ceilings, adding a sense of grandeur and spaciousness to the interior with a cozy open fireplace. Natural light floods the room, creating a warm and inviting atmosphere.
- 5. Versatile Bedrooms:** There are a generous array of bedrooms and adjacent bathrooms though-out, providing functionality and versatility. There is an separate bedroom wing with its own ensuite bathroom. Ideal for friends or in-laws needing privacy from the main wing.
- 6. Expansive Wrap-Around Verandahs:** Enjoy the tranquility of the outdoors on the full covered wrap-around verandahs, providing the perfect setting for relaxation and alfresco dining. Immerse yourself in the stunning vistas and savour the refreshing breezes.
- 7. Sparkling Swimming Pool:** Take a dip in the refreshing swimming pool, set amidst the lush greenery. It's the ideal spot to cool off during the summer months and enjoy leisurely afternoons with family and friends.
- 8. Breath-taking Surroundings:** With a lovely outlook over Morton National Park, this property offers a captivating panorama of natural beauty. Wake up to stunning vistas, enjoy peaceful walks in nature, and experience a true connection with the great outdoors.
- 9. Ample Land and Potential:** The property features approximately 12 cleared acres, making it suitable for various outdoor activities such as a tennis court or additional sheds. The possibilities are almost endless, allowing you to create your own dream lifestyle in this remarkable location.
- 10. Convenient Location:** Despite its serene setting, 438 Duffys Lane is only 15-20 minutes away from the charming village of Kangaroo Valley. Discover a host of amenities, including the local pub, boutique shops, cafe's and restaurants, and local attractions, all within easy reach. There also is a 2nd access to Cambewarra, Nowra and the coast via Bugong Rd.

Summary:- 4-5 Bedrooms- 4 Living Areas- 3.5 bathrooms- Separate Bedroom Wing & Ensuite Bathroom- Ample Heating and Air Conditioning throughout- Large External Laundry- Outdoor Swimming Pool area- Full Wrap Around Verandahs- 36.5 acres in total- Around 12 acres cleared- Lovely outlook and views over Morton National Park- Plenty of Room For Tennis Court and Extra Sheds- 15-20 Minutes to town

Don't miss this rare opportunity to own a larger than usual country estate in Kangaroo Valley. Embrace a lifestyle of luxury, tranquility, and natural beauty. Please contact Frank Barker on 0456 555 422 or frank.barker@sh.rh.com.au to arrange a private viewing and experience the magic of 438 Duffys Lane first-hand.