

# 60 Wattamolla Road, Woodhill, NSW 2535



## Lifestyle For Sale

Tuesday, 19 March 2024

60 Wattamolla Road, Woodhill, NSW 2535

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 16 m2

Type: Lifestyle



Tim McGoldrick



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**\$3,700,000**

Unveil the exquisite beauty of Woodhill, where the embrace of panoramic mountain and escarpment views converge with approximately 40 acres of pristine landscapes and charming tradition. A mere stone's throw from Berry, this picturesque c1900 cottage has been updated and extended to provide the perfect balance of proximity, style and seclusion, enticing nature enthusiasts and those seeking pure relaxation to escape the daily and immerse in a genuine retreat. Positioned within the undulating hillscape off Wedding Cake Mountain, it maximises its elevated vantage point, offering an unparalleled opportunity to relish the untapped serenity and irresistible comfort. Framed by a picturesque cleared garden, the wide entrance hall introduces a fantastic layout divided into three wings, where high ceilings and polished timber floors glide past two guest bedrooms with built-in robes, a family room with a slow combustion heater and a stunning bathroom. To the rear, the main bedroom wing enjoys total privacy and seclusion, complemented by an ensuite, walk-in robe and an adjoining study. The wide verandah also connects it with the formal lounge, creating the perfect parent's retreat. The expansive living and dining domain encompasses the solid timber kitchen with quality appliances, each bathed in brilliant northern light and offering an idyllic connection to the alfresco spaces. The covered deck is a beautiful spot to watch the rain come over the valley whilst the lawns invite summer enjoyment and relaxation with friends, backdropped by the magnificent scenery. Set within breathtaking rainforest with spring fed creeks and enchanting gullies, the home is surrounded by nature's finest, yet provides modern essentials with a double garage, wood shed, large shed with power, a machinery carport, grazing paddocks with water troughs (pumped from spring-fed creek) and three water tanks. There's also reverse-cycle heating/cooling within the home, plus a sunroom, powder room, laundry and a large lower-level storeroom, all boosted by the incredible address, just minutes from the charming township of Berry, with a selection of local cafes, restaurants, schools and shops.