

# 61 Old Mandemar Road, Berrima, NSW 2577

## Sold House

Wednesday, 4 October 2023

61 Old Mandemar Road, Berrima, NSW 2577

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: House



Craig McIntosh

**\$3,925,000**

Villa Medusa is a large and luxurious home located just minutes from Berrima town centre. Set on an immaculate 5 acres of land, it is beautifully appointed, north-facing, modern, well equipped, and surrounded by lawns and landscaped gardens. A special feature of the property is the large, recently constructed lap pool, which is connected to the house by steps and paved walkways. The pool area completes the resort feel that this property deservedly has - including a heated spa within the pool and an adjacent al fresco terrace for sunset drinks! Villa Medusa has also quickly established itself as a successful holiday rental property, generating steady bookings at \$1,300 per night. \$70,000 of current + forward bookings have been taken in the first two months of the property being live. Interested buyers will have the option to keep the income from all forward bookings and to negotiate the purchase of all furniture and equipment on an "as is" basis. As per the floor plan, the generously proportioned house has double living areas (one with a home theatre projector), double dining areas, 5 bedrooms, 3 bathrooms, a powder room, internal laundry, double lock up garage and numerous indoor / outdoor entertaining areas! Overall, the house is well designed, full of natural light and has a lovely, relaxing flow. For heating and cooling, the property benefits from its north facing passive solar aspect, but nonetheless has ducted air conditioning throughout. In addition, the lounge room and the living area adjacent to the kitchen each have a fireplace or wood fired stove. The land size is 20,180m<sup>2</sup> (5 acres) and the lot is fully fenced, with dual driveway access. Annual rates are \$2,859.22 and the VGA land value is \$1,020,000. The property has mains electricity, a 5kw rooftop solar system, rainwater supply with huge tank capacity, and an on-site septic system. The spa within the swimming pool is heated by a gas heater, connected to bottled gas. Inspection is by appointment only. Please contact Peter Apostolatos on 0434 001 015 or Craig McIntosh on 0455 544 228.