

65 Rose Hill Lane, Yarramalong, NSW 2259

Sold Acreage

Tuesday, 5 December 2023

65 Rose Hill Lane, Yarramalong, NSW 2259

Bedrooms: 7

Bathrooms: 6

Parkings: 6

Area: 50 m2

Type: Acreage



Adrienn Stenner

\$2,150,000

Breathtaking from entry to outlook, this captivating acreage estate offers the ultimate countryside lifestyle, spanning 125 acres within the sought-after Yarramalong Valley. Accessed via a long, private drive and perfectly placed to take in stunning, elevated views right across the property to the magnificent mountains beyond, these two exquisite homes offer a dream dual living scenario, ideal for extended families or investors seeking premium guest accommodation options. Each residence shares an enchanting Hamptons-style aesthetic, showcasing a suite of inspired upgrades along with extensive living and entertaining areas and dedicated parking options. Immersed in sundrenched serenity with a perfect Northerly aspect, rolling green grounds offer landscaped gardens and multiple paddocks, a sparkling swimming pool, and endless room to explore.

Features – Grounds and Amenities- Set on 125 acres with a Northerly aspect and a blue-chip address in picturesque Yarramalong.- Stunning grounds encompassing approx. 20 acres of cleared countryside (carefully cultivated to offer a series of landscaped gardens, walkways, and lush green paddocks) before opening out to pristine natural surrounds and a private 1km river frontage.- Two fully self-contained residences sharing a charming Hamptons cottage aesthetic, each equipped with their own double lock-up garage and showcasing panoramic views. - Sparkling swimming pool framed by timber decking, adjoining a covered alfresco area, and taking in an incredible view out across the property.- Stand-alone tractor shed (6 x 4m).

Features – Residence 1 (4 bedrooms / 4 bathrooms / 2 car)- Multiple living and entertaining spaces spread across two levels, from the formal lounge with its picture frame windows to the tranquil family room (complete with cosy fireplace) and the private family sitting area, resting on the upper level and opening out to a pretty Juliet balcony with dreamy views. - Sleek kitchen complete with gleaming Caesarstone countertops, crisp white cabinetry, quality appliances, and an expansive island bench – connecting to a dedicated dining area before spilling out to an alfresco entertaining zone where a spacious timber deck offers the ultimate space to get together, relax, and entertain before stepping down to a level, grassy yard.- Four spacious bedrooms, including a parents retreat (encompassing a sitting room, ensuite bathroom, and multiple built-in robes), and an oversize second bedroom/guest suite with its own sitting area and walk-in robe.- Two family bathrooms (one on each level – perfect for effortless living and entertaining).- Double lock up garage.

Features: Residence 2 (3 bedrooms, 2 bathrooms, 2 car)- Open-plan main living zone encompassing a gourmet kitchen, dining area, and living area.- Second, separate living area – spacious and peaceful with a cosy fireplace.- Three large bedrooms, serviced by two family bathrooms (one on each level).- Double lock up garage.- Library/study with separate, external access.

Despite feeling a million miles from anywhere, this unique location allows easy access to every lifestyle convenience along with a host of adventure options. Treetops Adventure Park and the wild beauty of Ourimbah State Forest are moments away for bushwalks, bikes, and 4WD escapes, while local facilities include the Yarramalong General Store, Public School, and Angel Sussuri Café. A 25km radius allows access to the shopping mecca of Tuggerah Westfield and a diverse range of quality schools and dining options, along with the M1 freeway for seamless connection through to Sydney or Newcastle. An exceptional property with incredible lifestyle benefits. For further details or to secure your inspection, call Adrienn Stenner today on 0414 729 453.