

**77 Kia-Ora Lane, Kangaloon, NSW 2576**

**DREW LINDSAY**

**House For Sale**

Thursday, 2 November 2023

77 Kia-Ora Lane, Kangaloon, NSW 2576

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 10 m2**

**Type: House**



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## Contact Agent

From its elevated location amid the rolling hills of Kangaloon, this 25-acre modern-style 3-bedroom residence boasts panoramic views and mid-century allure. Originally constructed around 1980, 'Redbank' has timeless style, from the inviting timber-lined ceilings to the floor-to-ceiling glass and clerestory windows: move in and enjoy or undertake an easy renovation project with the architectural features already taken care of. This lovely home also offers a self-contained apartment, horse facilities and a pool. Effortlessly stylish and light-filled, every room captures extraordinary 180-degree views from the Wingecarribee Reservoir on one side, across hills towards Bowral and Mt Gibraltar on the other side. Morning fog rolls over the ancient glacier valley below: the hills appear to emerge from an ocean of white. The main bedroom offers a stylish ensuite and walk-in robe. There are two studies (one could be a nursery or fourth bedroom), open-plan kitchen/dining, very large living and sitting areas, two wood combustion fireplaces and endless views. A nature reserve and creek sit below the home – approximately one third of the acreage is restored bushland and has been further planted out with native cedar trees and other species. Brennings Creek and two dams provide the property with plenty of water, which is reticulated around the farm. A sand dressage arena, stables, a tack room and covered horse-float parking make this a perfect horse property. A machinery shed and a large artist's studio/workshop are also features. Underneath the home is an expansive storage room with plumbing and electricity for an easy conversion. Other wonderful features include:

- A productive garden: orchard with peach and plum trees, large raised vegetable beds and a citrus garden
- Self-contained apartment adjacent to the house across a breezeway: enjoys same views as main house and yields good rental income
- 60,000 litre rainwater tank capacity (3 tanks)
- 6.8kW solar system plus solar hot water
- Old lawn tennis court that could be restored
- Large saltwater swimming pool
- Attached double garage

A short drive through the magical countryside takes you into Bowral for excellent schools, shopping, culture and restaurants. Then return to the country seclusion of 'Redbank' and enjoy kangaroos at dusk and an orchestra of birdlife. This home is an artist's dream: brimming with style and vistas that will make the heart sing.