

**79b Kangaroo Valley Road, Berry, NSW 2535**



**Sold House**

Tuesday, 15 August 2023

79b Kangaroo Valley Road, Berry, NSW 2535

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 8**

**Area: 4004 m2**

**Type: House**

## Contact agent

Reflecting a captivating romance between contemporary country charm and architectural grace, this remarkable family home set on 4005 sqm (approx.) is defined by an effortless connection to its landscape and serene lifestyle opportunities, and holds exciting future potential with a current development application for a detached one-bedroom cottage. Impeccable style and functionality rival the magnificent North East panoramic views as family living and entertaining come to the fore. Three free-flowing yet defined living areas create beautiful settings for quiet relaxation, quality family time and joyous celebrations and the stunning stone kitchen unites the zones at the heart of the home. Equipped to prepare a feast for plenty with a 900mm stove and walk-in pantry, it serves the radiant dining area and multiple alfresco areas, including a lovely verandah and two sensational pavillions capturing breathtaking views, that perfectly suit any occasion. Established gardens vitalise the property with timeless charm, vibrant colour and happiness, whilst the remaining land allows space to indulge in leisure and pleasure, with a separate driveway providing access to a large 11.5m x 11.5m shed with high roller doors. Oriented to embrace the sweeping mountain views and garden vistas, the four ideally-zoned bedrooms ensure family harmony and perfect practicality, each featuring built-in/walk-in robes and beautiful ensuites. Filled with convenience, a laundry with a walk-in linen closet allows abundant storage for clutter-free living, a private study offers a quiet space to work from home, and a workshop alongside the double garage. Making an impact with raked ceilings and gorgeous flooring, the home is superbly comfortable with a wood heater and ducted reverse cycle air conditioning ensuring year-round comfort in a position that's excitingly close to Berry's vibrant town centre, restaurants, cafes, Berry Public School, the train station, and only a 10-minute drive (approx.) to the beach.