

# 83 Agars Lane, Berry, NSW 2535



## Acreage For Sale

Tuesday, 7 May 2024

83 Agars Lane, Berry, NSW 2535

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 7**

**Area: 32 m2**

**Type: Acreage**



Jane Zwar

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## Contact Agent

Bridging the landscape between Seven Mile Beach's sandy shores and Berry township's charm, this sprawling acreage estate is a masterpiece of design and location. Its stunning landscape, set amidst lush greenery and sweeping bushland views, sets the stage for a property that promises not just a home but a retreat for those who appreciate the finer things in life. At the heart of the estate, the main homestead reveals a flowing and versatile layout of six bedrooms, five bathrooms, and multiple living, dining, and kitchen spaces. Centred by a grand living area with vaulted ceilings and a brick open fireplace, the home presents illuminated interiors and a warm, inviting atmosphere. The residence's masterful layout includes an attached two-bedroom guest space with its own kitchen, bathroom, and living room, ensuring privacy and comfort. Connected to the main house by a glass-lined hallway that overlooks a picturesque courtyard, this flexible arrangement accommodates guests with ease and elegance. Outdoor areas are as luxurious and plentiful as the interiors designed for relaxation and entertainment. They include a large front patio, a covered alfresco area overlooking the inground pool, and a sun-dappled north-facing patio. A separate garden courtyard features a BBQ kitchen, pizza oven, fire pit, and cozy seating, perfect for outdoor gatherings. Further enhancing the property is a temperature-controlled 3000-bottle wine cellar, a 144 sqm four-bay shed, 120kL water storage, an orchard, and an EV charging point. Additional amenities like the vegetable garden, boules court, and an idyllic dam with a 'picnic island' connected by a footbridge make this estate a truly one-of-a-kind offering. Expansive acreage property set in lush greenery with sweeping bushland vistas Main homestead with a total of six bedrooms and five bathrooms Country-style kitchen with large island bench, glass cabinets, and separate scullery Main bedroom with walk-in robe and ensuite, two bedrooms with ensuites Large home office with floor-to-ceiling built-in cabinetry Guest suite connected to main house overlooking a picturesque courtyard Featuring two bedrooms, kitchen, living space, bathroom/laundry, and private access Ducted air conditioning throughout, 3000 bottle wine cellar, and mud room Tree-lined driveway and landscaping design by Myles Baldwin Outdoor entertaining spaces, including a covered alfresco and a north-facing patio Separate garden courtyard with BBQ kitchen, pizza oven, fire pit, and seating Dual carport, four-bay shed with solar, 120kL water storage, and EV charging point Contact Jane Zwar to arrange a private inspection.