

# 85 Skarrats Lane, Lakesland, NSW 2572



## Acreage For Sale

Monday, 19 February 2024

85 Skarrats Lane, Lakesland, NSW 2572

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 3 m2

Type: Acreage



Peter Hunt

**\$2,100,000 - \$2,300,000**

**\*NEW PRICE! TAKE A TRIP TO WHAT SEEMS LIKE MILES FROM ANYWHERE BUT YET IS SO CLOSE TO EVERYTHING. SKARRTATS LANE IS A BEAUTIFUL TREE-LINED CUL-DE-SAC, SURROUNDED BY QUALITY RURAL COUNTRY HOMESTEADS.** Driving through the brick gated entry with double remote gates and keypad, will feel like you're on holiday everyday, as you wind your way up the gentle slope of the sealed driveway, to the top of the hill. Here you'll find a spacious and renovated, solid brick, 4-bedroomed family home, with pretty pergola and grapevines, flanked by Roman columns and electronic front door entry. Once inside the home, you'll find a kitchen that enjoys 40mm Stone benchtop, Island preparation bench with Country timber top, stainless steel appliances including ample drawer and cupboard space with soft-closing doors. There's the dishwasher, SMEG in wall, oven and induction cooktop to keep the family Chef happy and a huge corner pantry, along with Range Hood and subway tiles. The major drawcard here isn't just the tasteful decor, it's the UPVC double glazed doors and windows, with triple sliding door access to the rear, level lawn, opening everything right up overlooking paddocks and trees beyond. This leads to tiled covered entertaining area, ideal for BBQ's and parties with large gatherings of family and friends. The breakfast bar flows out to the simply massive dining/meals area, open plan to the informal sitting area / rumpus room, featuring slow-combustion fireplace. Here there are 2 ceiling fans and a large sliding door leading back out to the front pergola. Thanks to all these doors and windows there's an abundance of natural light that comes flooding through and the bamboo flooring offers a wonderful atmosphere flowing throughout the kitchen and main living areas. The over-sized, carpeted formal lounge could easily be used for 2 living areas, or as a lounge and open plan study areas, featuring Fujitsu split system air-conditioner. Here you'll find the large Master bedroom with en-suite and large walk-in robe / dressing room. The games and recreation room is just through here and is the size of the previously purposed, double garage, could be handy as a teenage sleep, or convert it to that 5th bedroom or even have this as your office when working or running a business from home. This leads to a quite paved nook where there is currently a Spa. The other 3 bedrooms are found at the other end of the house. Each bedroom has carpet, ceiling fan and built-in robe. The main bathroom features is its own separate corner shower and bath. The laundry is located under the main roof but accessed via the rear, as a brick outbuilding with enough space for fridges, freezers, etc and a 3rd toilet is located here also. Outside doesn't disappoint either. A 10.5 x 7m American barn with 3 roller doors, one which is a high roller door and another 20,000 L water capture tank is located here. Talking of water, if you've ever been concerned about the state of Sydney Water this home boasts Potable bore water and a massive 100,000 Ltr rainwater tank, so you will never run out of pure, clean drinking water for you and / or your livestock. The land allows a variety of uses for your hobbies and escapes. There are 4 paddocks one of which is a fruit-tree orchard and doubles as the chook shed providing a great place for your hens to give you some yummy eggs for breakfast. One of the paddocks leads down to the creek and is a haven for those who love tranquillity, peace and nature in all her glory, guaranteeing your tree-lined bush surroundings, long into the future. Behind the home is a sleep-out bedroom studio with massive entertaining deck and is ideal for guests, sleepovers or an alternate teenage retreat. This roof also captures rainwater in another 20,000 Ltr tank with pump. The Studio is fully powered with separate fuse box and even boasts an outside bath with hot and cold running water... thank goodness for the privacy! There is a large tarmac area ideal for the tradie or anyone with large vehicles and trucks, trailers, caravans, boats and / or heavy good vehicles off the road, all accessed via a second gated entry to the property and completely separate from the home. Let's not forget the solar power for those cheaper electricity bills and a small, covered corner for fire wood storage:

- 4 spacious bedrooms, all with built-in robes, carpets and ceiling fans
- Large Master suite with private bathroom and large walk-in dressing room
- Stunning kitchen, s/s appliances, induction cook top, double glazed uPVC doors bring the outside in
- 3 formal living areas, s/s air, downlights throughout, carpet to formal lounge
- Double garage is converted into a Games / Recreation room, paved area outside with spa
- 10.5m x 7m American Barn shed, covered wood storage, brick laundry with 3rd toilet
- 100,000Ltr water tank with pump, x2 20,000ltr water tanks both with pumps, Potable Bore for a never-ending supply of pure, fresh water
- Several paddocks, orchard, chook shed, bordered by a pretty bush creek
- Tar-sealed driveway, remote gated / coded front entry, 3.5kw solar
- Second driveway leading to self-contained Studio with massive timber entertaining deck and outside bath

This property is such a beautiful slice of rural Living and yet so close to everything else you could want. This stunning family home has been so meticulously kept, it maintains its appeal throughout and it won't be long before this one is gone. Don't get caught out, enquire today! Call the Estate Agent, Wollondilly's own Peter Hunt on 02 4681 9900 or 0403 202 930 to talk about an inspection ASAP! SCHOOLS Thirlmere Public 7.2km Picton High 11.1km Wollondilly Anglican College 15.1km

SHOPPING Thirlmere Village 7.2km Picton Shopping 12.1km Tahmoor Shopping 12.2km TRANSPORT Bus: Lakesland Road (Robertson's Corner) 900m Picton Train Station 13km Tahmoor Train Station 12.2km OTHER Motorway Junction (North and Southbound) 24.9km Thirlmere Lakes 12.7km The Offices of Peter Hunt Real Estate 7.2km

The villages of the Wollondilly region – including Thirlmere, Couridjah and Buxton and the surrounds retain the tranquillity of small country towns. The region's farms and villages, natural attractions and vast wilderness areas are a haven for nature-loving visitors. Located around 95kms from Sydney, just over 200kms from Canberra and 60kms from Wollongong's beaches the locale has always been a major draw card as the gateway to the Southern Highlands. NB: Any information about properties for sale has been furnished to us by the Owners of those properties. We have not verified whether or not that information is accurate and do not have any belief one way or the other, in its accuracy. We do not accept any responsibility to any person, Company or entity for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries, in order to determine whether or not this information is, in fact, accurate. Please note, you are responsible for your own safety when inspecting the property. Neither the Owner nor this office will be responsible in any way whatsoever for the safety of you or anyone in your care when arriving, during the visit and / or upon leaving the property.