

9 Gum Tree Lane, Kangaroo Valley, NSW 2577

Raine&Horne.

Sold Acreage

Monday, 14 August 2023

9 Gum Tree Lane, Kangaroo Valley, NSW 2577

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: Acreage

Contact agent

Welcome to "Gum Tree House, Kangaroo Valley" - Can it get anymore Australian than this? Located only 2 km from the charming village of Kangaroo Valley is this wonderful & affordable country property with so much to offer. This great family home has 4 Bedrooms, 2 bathrooms & 2 living areas plus a brand new swimming pool, 2 large sheds & all ideally situated on 2.5 fully usable & cleared acres. This great small acreage property ticks all the boxes for you to commence & enjoy your own wonderful escape in the country.

THE HOMESTEAD- Master built country home of brick & colorbond, built in 1995 & recently updated- Fabulous wrap around verandahs on all sides- 4 bedrooms all with c/fans & robes, 2 bathrooms & 2 Living Areas- Main bedroom with walk in robe & ensuite, plus a super sized second bedroom at one end of the home- Two further bedrooms adjacent to a very functional three-way bathroom at the other end- Country kitchen with attractive 900mm stainless steel gas cooker, elec. oven, rangehood, d/w, a large pantry- Spacious open plan living & dining room off the kitchen, plus another separate family room- Fully ducted air conditioning & heating also with gas connections- Spacious laundry off the wrap around covered verandah with handy access to the sunny rear yard- Generous undercover outdoor alfresco or 'person cave' area with a fireplace & a pleasant sunny outlook towards the lovely rural views

THE PROPERTY & LOCATION- A total of 2.5 lovely level lush acres- Beautiful, brand new in ground swimming pool with attractive country style secure fencing- Good holiday rental income history- Detached double garage / workshop with toilet & shower plus a double carport- Massive 12m x 10m shed with high clearance, ideal for the tradie, small business or the like- Over 50,000 litres of water tank storage, an array of fruit trees & easy care gardens & lawns- 20 solar panels back to grid & to keep those power bills down- Plenty of room for the addition of a tennis court or horse yards etc- Brilliant outlook onto adjoining farmland on two sides of the property- Very private with just one neighbour to the south- Sensational near flat land with a lovely dam- Easy walk or drive access to the village of Kangaroo Valley - Just a 3 minute drive or a 20 minute walk with a good quality bitumen road for the entire way- Just a short drive to Golf Club, Tallowa Dam & Kangaroo River - Great destinations for canoeing, swimming & fishing

Kangaroo Valley is described by many as "The most beautiful valley in Australia", tucked midway between Bowral & Berry & just two hours from Sydney & Canberra. In the main village you will find a wide variety of activities, shops, cafes, pub, restaurants & the local school & pre-school. This is a wonderful small acreage that can be acquired as your permanent country home for enjoyment with the family & watch them grow, or as a fantastic weekender & holiday let to escape from the noisy metropolis in a perfect country atmosphere close to the village. For an inspection of this fabulous property, please come to our open home or more information, please contact Frank Barker on 0456 555 422 or frank.barker@sh.rh.com.au