

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



**Sold Lifestyle**

Friday, 25 August 2023

90 Kia-Ora Lane, Kangaloon, NSW 2576

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 3**

**Area: 2 m2**

**Type: Lifestyle**



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## Contact agent

Elevated above the idyllic country lane to capture the most spectacular views and ever-changing scenery across the rolling hills, this magnificent home of architectural excellence offers exquisite style and luxurious living. Designed by local architects Coble Stephens, this master built home has been perfectly positioned on this elevated 5-acre parcel, ensuring breathtaking panoramic views form part of your everyday life. With tastefully curated interiors and functional additions, this beautifully presented single-level home will have you embracing a lifestyle of blissful tranquillity. Floor-to-ceiling windows and custom doors extending to the sun-drenched northerly alfresco, ensure all-day sunshine and a sense of spaciousness and modernism, complemented by the Art Deco stained glass entrance doors. The paired back gourmet kitchen with its moody colour palette and feature pendant lighting sits within the open-plan dining room and delivers a culinary haven of timeless sophistication. The generous central island complimented by 40mm stone bench tops is matched by the high-end appliances including freestanding 90cm ILVE oven with 6-gas burner, ILVE wall oven, fully integrated dishwasher, and plenty of storage within the butler's pantry. Sumptuous accommodation comprises of three light-filled bedrooms. The main bedroom comes complete with decorative wallpaper, wall length walk-in robe and stylish en-suite, including inviting soaker tub. The second bedroom also benefiting from an en-suite and walk-in robe, whilst the third has a built-in robe, shelving and is serviced by the central bathroom. The ultimate entertaining zone is the magnificent north-facing alfresco deck creating a seamless connection to the idyllic surrounds, ensuring it'll be difficult to avert your gaze from the unobstructed views across the undulating landscape towards Wingecarribee Reservoir, Sydney and the Blue Mountains beyond. Completed in 2020, construction of the home is James Hardie Axon cladding and Colorbond Steel Roofing delivering a well-insulated energy efficient home for year-round comfort with additional benefit of custom double-glazed windows and doors, Lopi gas fireplace, ducted reverse cycle air-conditioning and split unit reverse cycle air-conditioner (family room). Adding an extra layer to this already sensational offering is the netted fruit orchard, vegetable garden, chicken coop, extensive mature cold-climate plantings, 10kW solar panels, 2 x 76,000L water tanks and the invaluable shed. The oversized functional shed provides three bays with auto doors and additional versatility from the separate lined studio space complete with bathroom, split unit reverse cycle air-conditioner and mezzanine, making this the ideal retreat, gym, workshop or home office option. For added convenience, the location provides easy access to the charming villages of Robertson and Burrawang leaving the townships of Moss Vale and Bowral slightly further afield with their range of boutique shops, local amenities, epicurean delights and esteemed dining options, transportation links, plus a variety of schools to choose from. This is your opportunity to possess an unequivocally remarkable lifestyle estate – a haven to create cherished new moments with those dear to you. Take the first step by contacting Debbie 0400 339 449 or David 0438 846 199 to arrange your private inspection. Features include:- Equipped with multiple living zones and a functional floor plan including living room with feature gas fireplace and spacious family room with an abundance of storage, ensuring you can remain connected or retreat to your own space as desired- The gourmet kitchen with modern amenities includes a fully integrated dishwasher, butler's pantry with feature-stained glass sliding door, freestanding 90cm ILVE oven with 6-gas burner, ILVE wall oven, central island, 40mm stone benchtops with feature pendant lighting and decorative tile splashback- The main bedroom delivers a haven of relaxation and tranquillity with a meticulously equipped walk-in robe and serene en-suite with floor-to-ceiling tiling, underfloor heating, heated towel rail, soaker tub and rainwater shower- The additional two bedrooms are spacious and thoughtfully planned, one complete with walk-in robe and en-suite (floor-to-ceiling tiling, underfloor heating and heated towel rail), whilst the other has a built-in robe, shelving and is serviced by the central bathroom- Laundry/Mud Room provides external access, abundance of storage and functional stone benchtop- Outside you can revel in the pleasures of the fully terraced and paved areas around the home, the enchanting gardens, netted orchard and a charming chicken coop, all designed for your enjoyment Amenities include:- Daikin reverse-cycle ducted air-conditioning, two split unit reverse cycle air-conditioners complemented by the Lopi gas fireplace- Elevated and vaulted ceilings, engineered timber flooring and carpet to family room- Bathrooms enjoy heated flooring and towel rails- Decorative wallpaper to selected rooms, lining boards, extensive curtaining plus feature pendant lighting throughout- 10kW solar panels and 2 x 76,000L water tanks- Self-managed sewer system (septic tank with absorption trench) Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.