

# 95-105 Kelsalls Road, Lakesland, NSW 2572



## Acreage For Sale

Friday, 12 April 2024

95-105 Kelsalls Road, Lakesland, NSW 2572

**Bedrooms:** 7

**Bathrooms:** 4

**Parkings:** 8

**Area:** 7 m2

**Type:** Acreage



Peter Hunt

**\$2,950,000 - \$3,150,000**

THERE AREN'T MANY PLACES LEFT JUST SO CLOSE TO SYDNEY WHERE YOU HAVE WOMBATS, KANGAROOS, BLACK COCKATOOS AND GOANNAS ALL LIVING AND THRIVING ON YOUR PROPERTY. BEING LOCATED AROUND MULTIPLE NATIONAL PARKS THIS AREA WILL ALWAYS STAY NATURAL AND "WILD" AND MAY BE AMONG THE LAST POCKETS LEFT LIKE THIS, THIS CLOSE TO SYDNEY. Do you want a relaxing, rural lifestyle to raise your children in away from the stress of city-living, close to all amenities? Look no further. Enjoy your horses with the round yard, paddocks, feed and tack room, or motorbikes on the purpose-built Motorcross track and the massive dam at the heart of this hobby-farm, including ducks, geese and plenty of irrigated water for the nursery, paddocks and yards. The home has been renovated and extended over the last 2 decades, with so much more to be enjoyed. There's nothing to do as over 20 years, AMAROO has been created to perfection and has it all in so many ways and is now seeking a new family, with years ahead to enjoy. Some of the benefits you will discover about living here are:

**About the home**

- Wide formal entry, double cloakrooms, polished timber flooring
- Expansive living area with wood fireplace surrounded by floor to ceiling natural sandstone and sandstone hearth
- High ceilings, ceiling fans, downlights and ducted air is throughout
- Large dining area, two sliding doors leading to a timber Verandah, stunning outlook
- Large kitchen with Omega electric cooktop and stainless-steel oven, Westinghouse Rangehood, tiled splashback
- Extra-large 6.3 x 6.0m bedroom/rumpus room up the carpeted stairs with sweeping views over AMAROO, Cathedral Ceilings, built in storage cupboard and built-in wall speakers
- Formal study with sliding door to the Verandah
- Down the hallway is found the master bedroom, featuring walk-in dressing room, sliding door to the Verandah and built-in makeup / personal prep area
- Well-appointed én-suite with deep soak bath, exceptional views, separate shower and toilet
- Main bathroom features large shower with chrome fittings
- All bedrooms have walk-in robes, one with study nook, sliding doors leading to the Verandah
- Elevated timber, Queenslander-style Verandah, wide outdoor living space, ceiling speakers, fans, downlights, double glass fridge and tiled barbecue area
- Coach lights all around the external and this area overlooks the stunning in-ground Mineral pool

**About the Gardens:**

- Established trees, low maintenance native gardens, fruit trees all irrigated from the dam via automated pop-up sprinkler systems at the push of a button.
- Nursery shed with outdoor potting area and water

**About the Pool and your very own Wood fired Pizza House:**

- Huge in-ground concrete Mineral pool with Pump house and automated system
- Italian Commercial Pizza House with stainless steel top, tiled shelves, hot and cold water and sink, TV, Stereo and built-in, three door fridge and large fire-pit.

**About the 2 x STUDIOS:**

- Studio 1: large bedroom, split system Air Con / sitting room with large timber verandah and outlook over the level lawns and mature hedges and children's cubby house
- Studio 2: modern, with LED lights, floating timber floor, surround sound speakers and movie projector, great hangout space, bedroom, or Man-cave, Renai split system Air Con, walk-in robe, sliding door leading to private timber deck and BBQ area with a wonderful bush outlook, second large fire pit.

**Water:**

- 120,000 litre underground filtered water for the main house and 20,000 litre tank with filtered water to studios and shed.

**Irrigation:**

- All housed in its very own Pump house with 3 phase power
- Touch-control, underground irrigation sprinklers all fed from a massive ONGA 3-phase pump putting out over 600 psi
- Enjoy irrigated water all over the property through the extensive underground, rural grade irrigation pipes.

**American style barn:**

- Drive thru 10.5m x 10.5m American Barn, with large workshop benches, solar power, several RCD boxes and 3 phase power
- Huge Solar System with 20 Solar Panels
- Expansive shed and 2 self-contained Studios with their own private balconies
- Both self-contained Studios have separate external entrances or can be accessed internally via the American Barn

**Horses and cattle:**

- Cattle ramp, enclosed paddocks and a cattle feeder
- Large round yard
- Attached to shed is a stock/feed room with sink and tap/ feed bins and room for all your saddlery / Tack needs

**Additional sheds:**

- Pool pump house
- Large timber storage shed, Nursery, Worksop with benches and machinery
- Motorbike shed with storage for 5 motorbikes and gear
- Tractor shed with ample space for farm machinery

**In summary:**

- This property has it all, including a serene and relaxed lifestyle
- Close regional proximity to the Blue Mountains, major CBD locations (Sydney, Goulburn, Canberra, etc) the motorway junction and Wollongong's beaches
- The huge firepit outside your very own purpose built Pizza House and listening to the birdlife
- Having motorbikes and a motor bike track, horses, large in-ground pool and so much space for ducks, chickens, geese, veggie or fruit you might want to grow
- It's beautiful and visually stunning all around, from bush to 'park-like' level lawns
- Set up for brilliant entertaining, with the large deck overlooking the rural vista, and pool area is perfect for a party and has had many "best night ever" events over the years
- Massive dam which has never run dry in over 20 years
- 18.36 acre Country residence, jetty to the dam
- Enjoy the Motocross track with jumps through the bush for wonderful adventures, round yard, cattle ramp, three fenced

paddocks• Laid driveway, double gates to the front with timber post and rail, nursery• Land gently runs off to the bush facing north, LPG gas, instantaneous hot water systems• Queenslander style timber Verandah all the way aroundThere's so much more to appreciate with a Rural Homestead such as this. AMAROO is not just a house on 18 acres – it's a rural lifestyle – it's a home. With arguably some of Australia's best hiking trails and swimming holes at your doorstep and a good sense of community, this little slice of paradise is tucked away from the world.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 discuss your inspection ASAP!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.