

**96 Homestead Lane, Berry, NSW 2535**



**House For Sale**

Thursday, 26 October 2023

96 Homestead Lane, Berry, NSW 2535

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 10 m2**

**Type: House**



Hayley Banks  
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Megan Mawer  
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## New to Market

Want a rural property but still want to enjoy village life, I've found the property for you. Welcome to 96 Homestead Lane, Berry. 25 acres of fertile farmland sitting just on the outskirts of the historic township of Berry. Being held in the family for an extended period, this property is now being offered to the market. With vendors ready to make a move and committed to selling. The homestead boasts 6 bedrooms and 2 bathrooms across one level, both the expansive home and studio provides the perfect blend of comfort and style. A spacious family retreat with ample room for the whole tribe to spread out, plus a recent addition to this estate is a semi-detached self-contained studio, a haven for extended family or guests. Two generous bedrooms with built-in wardrobes provide comfort, while a modern timeless bathroom adds a touch of luxury. The second kitchen and living area offer independence and privacy, connected to the main house by a breezeway. The 25 acres is fully fenced and is a perfect size to run cattle, enjoy equine pursuits or create a hobby farm. All the amenities are on site to cater for animals, including a steel cattle crush, multiple troughs and dams, a running creek and 8 internal paddocks. From almost every point of the property you can enjoy sweeping escarpment views offering a kaleidoscope of lush green pastures that stretch out the foothills of the escarpment and take in the breathtaking backdrop of Berry Mountain range. Broughton Mill creek winds its way along the rear boundary, a private and peaceful oasis to enjoy a swim with family or to water the animals. It is a real treat to have access to pristine, clean flowing water all year round, either for quiet enjoyment or for useful purposes. With a large garage, and a machinery shed, you'll have space for all your toys and tools. Conveniently located within a two-minute drive to Berry township and 10 minutes to Seven Mile Beach, Gerroa & Gerringong. Features;- Reverse Cycle air conditioning- 100,000L of water store, across multiple tanks- Potential to build a second dwelling or managers quarters - STCA.- Established trees and gardens- Large garage and machinery shed- Numerous springs, 1.5 dams- Boundary is fully fenced with 8 internal paddocks and one central laneway for ease of moving stock- Farm machinery can be negotiated into the purchase. Contact Hayley Banks and Megan Mawer today to make this rural retreat your reality. Embrace the Berry rural lifestyle at 96 Homestead Lane!