

**844C Kangaroo Valley Rd, Bellawongarah, NSW,
2535**



Acreage Semi-rural For Sale

Thursday, 5 September 2024

844C Kangaroo Valley Rd, Bellawongarah, NSW, 2535

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Type: Acreage Semi-rural



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Ryders Creek Farm

Tranquil Farm Retreat on 60 Acres

Picture yourself driving along winding country roads, making your way up the peaceful laneway, before arriving at this enchanting haven, encompassing 60 acres of lush grounds, with a gorgeous home nestled amidst mature ornate gardens designed by Bowral Landscape Architects.

As you set foot on this remarkable and beautifully private farm, prepare to be captivated by its extraordinary spell. Strategic fencing divides the land into nine grazing paddocks while Ryders Creek meanders through the property and ends with a romantic view of the waterfall down the escarpment.

The house itself exudes an irresistible charm, facing north and crafted from homely western red cedar. At its heart, the open-plan living with slow combustion fireplace, dining, and kitchen area radiates a cosy and comforting ambience, adorned with soaring cathedral ceilings, polished timber floors, and a central reverse cycle AC system provides instant convenience.

Multiple doors allow access to a sweeping wrap-around verandah, creating a blissful indoor-outdoor flow, capturing fresh country air and offering relaxing views of the surrounding treetops. Meanwhile, four spacious bedrooms are spread throughout, including a grand master bedroom on the ground floor with ensuite and verandah access and an upper-level retreat with ensuite and an elevated private deck.

Moreover, the entire estate is designed with a commitment to sustainability, minimizing its carbon footprint, with a 10kW solar grid system and a 16kWh Sonnen battery storage system. Sustainable living ethos also shines through a high-tech hot water system and a solar-powered bore that has the capacity to produce 12,000 litres an hour of tested portable water. The farm permanently holds 200,000 litres of water capacity in tanks and troughs, ensuring this property is essentially drought proof.

Presenting a mix of country, coast, and convenience, this remarkable property offers the best of all worlds. The quaint towns of Berry and Kangaroo Valley can be reached in just 15 minutes, while the shores of Seven Mile Beach beckon just 25 minutes away. Even Sydney's bustling CBD is within reach, with a mere two-hour journey.

- Enchanting farm retreat nestled amidst 60 acres of lush grounds and surrounded by subtropical Rain Forest
- Impeccably kept home crafted from western red cedar
- Open-plan living, dining, and kitchen area with soaring cathedral ceilings
- North-facing wrap-around veranda for seamless indoor-outdoor flow
- Four bedrooms; two with ensuites, three with deck access and built-in robes
- Sustainability focus with 10kW solar grid system in combination with a 16 kWh battery storage system
- High-tech solar hot water system and solar-powered deep well water supply
- Landscaped Gardens, designed by Bowral Landscape Architects
- Strategic fencing divides the land into nine immaculate fenced and maintained grazing paddocks with plenty of shading trees for cattle
- Ample farm infrastructure, including a recent large Steel shed and two cattle yards

- 15 minutes to Berry and Kangaroo Valley, 25 minutes to Seven Mile Beach
- Easy access to Sydney's CBD within a two-hour drive