

# 10 Cullen Crescent, Kangaroo Valley, NSW 2577

Raine&Horne.

## House For Sale

Sunday, 24 March 2024

10 Cullen Crescent, Kangaroo Valley, NSW 2577

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 860 m2**

**Type: House**



Frank Barker  
0456555422

**Open Sat 6th April - 11am to 11.30am**

Welcome to "The Hammock" in Kangaroo Valley! Introducing a truly captivating homestead that exudes charm and character at every turn. "The Hammock" is a two-bedroom cottage, with separate 1 bedroom studio, nestled in a serene and private no-through street, offering a tranquil retreat in the heart of Kangaroo Valley. With a layout designed to maximize comfort and style, this cottage offers a seamless indoor-outdoor living experience. The bespoke kitchen, open fireplace, and high ceilings add to the allure of this unique property.

**Key Features:-** High 10-foot ceilings in the lovely open plan main living area - Classic open fireplace for those cozy winter nights approaching- Bespoke style kitchen with stainless steel bench tops, servery & bifold windows to the verandah- Enormous front verandah bathing in northern sunlight- Beautiful main bathroom opening out onto the deck- Separate studio barn that could serve as a third bedroom- Covered verandahs on three sides enveloping this charming character homestead- A total of 2 bedrooms, 1 bathroom. huge living area, plus 3rd bedroom in the studio- Chook run, fish pond and classic dunny toilet out the back

**Location:-** Easy stroll to the Kangaroo River and Hampden Bridge- Short walking distance to the quaint village of Kangaroo Valley via a sealed footpath- In the village is the popular Friendly inn Pub, cafe's & eateries, shops, general store, post office, schools and churches- Only 20 Mins to Berry and 30 minutes to Coastal Beaches- Just 2 Hours to Sydney or Canberra

**For Sale By:-** Forthcoming Auction: Sunday, May 5th, \*if not sold prior

Don't miss the chance to own one of the most charismatic cottages in Kangaroo Valley. This property is a true gem that is sure to capture your heart! Contact Frank Barker on 0456 555 422 to arrange your private viewing and secure your piece of paradise at "The Hammock." Embrace the tranquility and charm of this stunning cottage before it's too late!