

**1475 Kangaroo Valley Road, Kangaroo Valley, NSW,
2577**



House For Sale

Friday, 27 September 2024

1475 Kangaroo Valley Road, Kangaroo Valley, NSW, 2577

Bedrooms: 6

Bathrooms: 2

Parkings: 5

Type: House



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The Perfect Farm

This stunning property has elevated and breathtaking 270-degree views of the picturesque pastures and the iconic sandstone escarpment of the beautiful Kangaroo Valley. Enter along a tree-lined sealed private driveway to the main north-facing residence set within peaceful landscaped gardens. Features include large open plan living and dining areas with full wrap-around terrace and outdoor entertaining area, central open fireplace, modern kitchen, 3 over-sized bedrooms, 2 bathrooms and large office. A stone's throw away and nestled in complete privacy, a guest house provides a further 2 bedrooms, 2 bathrooms and open plan living, kitchen and dining area. A large separate artists' studio (alternative accommodation) completes the retreat lifestyle.

The property spans 97 acres and includes all the necessary infrastructure, including multiple large high end as new farm equipment and work sheds, a bore, 5 large rainwater tanks feeding the home and irrigation for the gardens, and is fully fenced.

Within an easy drive from bustling Sydney, less than 10 minutes into Kangaroo Valley village, 30 minutes to Berry and the coast at Seven Mile Beach and 40 minutes to Bowral and the Southern Highlands, 17 minutes from Nowra, this property is truly majestic, offering the perfect balance of seclusion and accessibility.

Features

- 27 The most spectacular views in the Valley! Looking north over paddocks and endless mountains
- 27 fenced paddocks
- 2 Bore water supply to all paddocks
- 2 Large water supply – 4 x 23K Litre and 1 x 120k tanks
- 2 3 dams
- 2 Main house 4 bedrooms 2 bathrooms and separate guest toilet
- 2 House looks direct north
- 2 Town power
- 2 Mountain to rear protects from the South and ensures absolute privacy

Sheds

- 2 6 bay, Hay and large equipment shed
- 2 3 bay, work and equipment shed
- 2 1 garden bay shed
- 2 double garage
- 2 Art studio
- 2 Separate self-contained 2-bedroom luxury guest accommodation