

# 75 Springhill Road, Woodlands, NSW, 2575

## House For Sale

Saturday, 5 October 2024

75 Springhill Road, Woodlands, NSW, 2575

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



LisaMarie Cauchois

## Understated Luxury on 130 Pristine Acres

For those seeking understated elegance and an expansive lifestyle property and farm, 'Yarraminda' is a rich offering. Extensively renovated, the original c1940 bungalow - with its high ceilings and hardwood floors - has been retained as the bones of what is now a beautiful architect-designed family homestead. Encompassing views across the lawns to a dam that appears as an ornamental lake, enjoy wandering through artistic native gardens to your pristine tennis court.

A delightful and comfortable art studio (with kitchen and bathroom) is well insulated and would also be perfect as a home office. A charmingly rustic one-bedroom cottage with an internal wood-fired pizza oven provides guest accommodation or Airbnb income. Next to that, a separate games shed, gym and sauna are tucked away, awaiting family fun. With 130 acres of lush grazing land and rich basalt soil, it is little wonder that in times past this place was home to a market garden business. Excellent sheep and cattle yards and plenty of access for stock to multiple dams mean you can step into farming at your leisure.

The artistry and restrained sensibilities of the current owners have created a home that surprises: its modest appearance on approach belies the stunning renovation achieved by Giles Tribe architects. They have produced a versatile and sumptuous four-bedroom home that unfolds slowly but with expansive sophistication: an office, a sunroom, three dining areas and a divine country kitchen look out onto a conservatory that is the heart of the home. Hydronic radiators throughout and an open fireplace make it beautifully comfortable. Watch the morning mists roll over the valleys beyond and admire the family of kangaroos that often visit, and yet you are just ten minutes to Mittagong and renowned Frensham School, and 13 minutes to upmarket Bowral with all its cultural and culinary offerings.

Other features of this warm and luxurious home include:

- Two of the bedrooms in main home have ensuites; master with WIR
- Double glazing throughout home
- The cottage offers reverse-cycle air conditioning and underfloor heating in the bathroom
- The art studio offers hydronic radiator heating
- Multiple sets of French doors open up the whole home
- Extra height windows and glass doors to maximise light and views
- Gardens designed by Catherine Lewis
- Fenced vegetable gardens with raised beds
- 5kW solar panel installation
- Multiple rain water tanks, in excess of 100,000 litre capacity
- Tesla car charger in attached double garage with direct home access
- Perfect space created for a marquee plus shedding to allow for weddings
- Mostly cleared, however 4000 native trees have been planted as a bird and wildlife sanctuary
- Enormous machinery shed

Enjoy the complete privacy, the birdsong and the extraordinary comfort of 'Yarraminda' – country luxury with all the convenience of town at your doorstep.