

85 Pebbly Hill Road, Maraylya, NSW 2765



Sold Acreage

Thursday, 9 January 2025

85 Pebbly Hill Road, Maraylya, NSW 2765

Bedrooms: 8

Bathrooms: 5

Parkings: 10

Area: 2 m2

Type: Acreage



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\$3,230,000

THE RETREAT – Architecturally Designed Residence, Commercial Sized Shed + Cottage on 5 Picturesque Acres
THE RESIDENCE This beautiful sandstone residence has been architecturally designed and custom built to cleverly take in a solar passive aspect and glorious rural views and has the feel of a blissful retreat. An impressive sandstone, gated entry leads down the sweeping driveway to this iconic home which is perfectly set-back to the rear of the block making this an incredibly private and picturesque location to live in. A large porte-cochere provides ample vehicle space and directly accesses the spectacular entry foyer. From first glance it's evident that this is a home which shows off rare materials and beautiful fixtures and fittings sourced from all over the world. Solid timber, carved and engraved double entry doors welcome. Dramatic spiralling high ceilings give this home a wonderful sense of space and light. The living areas are all expansive and centre around the large and decadently appointed kitchen making this a divine space for entertaining. Throw open the glass doors that connect the living areas with the great outdoors. The enormous alfresco area becomes entertainment central, a great place to host large parties and get togethers. Immerse yourself in the breathtakingly serene rural views from the deck. There are dining, lounge and sitting areas here to enjoy. The gentle northerly sunlight makes this an idyllic location for a morning yoga session or a great place to relax with a drink in the afternoon. The master suite has been modelled on a five star resort with a spectacularly large ensuite and restful views. The five bedrooms are all decadently large. The guest room features a dedicated bathroom. This is a home which provides quality inclusions, built with sandstone and showcasing rich, solid timber flooring throughout. This is a showpiece family residence that offers the perfect setting for relaxed, semi-rural living just minutes from world class schools and shops in Box Hill. It offers city convenience and rural bliss - a serene property to retreat to. **THE SHED** As far as sheds go, this one is a showstopper. It offers a vast amount of space with multiple bays and extra heights clearance suitable for trucks, hoists and other high vehicles. There is mezzanine storage plus well appointed office space too. The offices are comprised of two rooms as well as a bathroom and kitchen facilities and are air conditioned for comfort. The shed is well positioned with dedicated parking space and is set apart from the main residence making this an ideal space for a home business.
THE COTTAGE The original three bedroom residence is a fantastic option for multi generational family living. It provides privacy and space with a dedicated street entrance and a fenced front and rear yard. **FEATURES...**
THE RESIDENCE - 5 acres (approx.) - Close in location (5 minutes to Gables schools and shops) - Impressive entry foyer - Five large bedrooms - Resort-style Master suite with luxe ensuite - Ensuite with freestanding bath & huge shower - Lounge with double sided wood burning fire - Living & dining areas with dramatic vaulted ceilings & wood burning fire - Family room - Huge rumpus room - Chef's kitchen with large central island, 900mm oven and gas cooktop, multiple preparation and serving bench tops - Walk-in-pantry - Luxuriously appointed main bathroom with freestanding bath, large shower & bespoke vanity - Laundry with extensive storage - Guest bathroom - Triple car Porte Cochere with direct access to entry foyer - Large storage area under the main residence which would make an ideal cellar - Australian hardwood timber flooring throughout - Downlights - Feature lighting - Solar passive design - Stacker doors opening onto huge, multi-zoned alfresco - Soaring extra heights ceilings - Breath taking rural views
COMMERCIAL SIZED SHED - Height clearance suitable for trucks or other large vehicles - Mezzanine office space - Office features two large rooms - Bathroom - Kitchen facilities - Dedicated parking area adjacent - Air conditioning
THE COTTAGE - Three bedrooms - Bathroom - Living area - Dining area - Laundry - Separate fenced yard - Secure parking area - Separate entrance
THE GROUNDS - Multi-zoned covered Alfresco area including lounge, dining and sitting areas - BBQ and firepit area with sandstone seating - Wide driveway with extensive parking areas - Sandstone gated entry - Landscaped gardens - Convenient location - All arable acres - Large dam, ideal for irrigation - 5 minutes to Santa Sophia College - 8 minutes to Arndell College
***Disclaimer:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.