

**1450 Kangaroo Valley Road, Kangaroo Valley, NSW,
2577**

Acreage Semi-rural For Sale

Friday, 1 November 2024

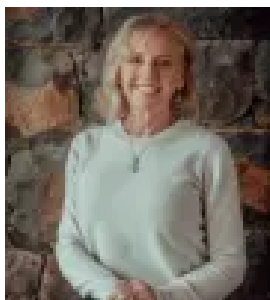
1450 Kangaroo Valley Road, Kangaroo Valley, NSW, 2577

Bedrooms: 4

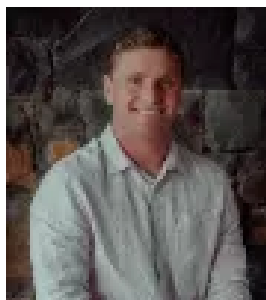
Bathrooms: 2

Parkings: 4

Type: Acreage Semi-rural



Carrie Bond



Connor Bond
0421449846

Views, Serenity, and Unmatched Charm

Welcome to 1450 Kangaroo Valley Road, a property so inviting, you'll feel its charm from the very first look! This iconic residence stands proudly at the foothills of Berry Mountain, perched on a manicured parcel of land with breathtaking escarpment views that stretch over neighboring farmland. Set perfectly on the corner of Kangaroo Valley Road and Wattamolla Road, this beautiful property has become a landmark for all who have journeyed over Berry Mountain, or taken the scenic Wattamolla Road. And for the lucky new owner, it's the perfect fusion of countryside serenity with convenient access to both Kangaroo Valley and Berry, two of the South Coast's most popular villages.

Step inside to find a freshly painted, light-filled interior with a welcoming, updated kitchen in beautiful neutral tones. This home features two spacious living areas and four oversized bedrooms, with one offering a little extra privacy as a detached room along an undercover walkway-ideal for older children or visiting guests. The heart of the entertainment zone is a generous games room with its own kitchenette and powder room, perfectly set up to flow onto the expansive deck. The games room has direct access to the floodlit tennis court and the entertaining deck, which features a jacuzzi overlooking the inviting, sun-drenched pool-ideal for a refreshing dip. The deck extends into a large outdoor area designed for gatherings, complete with a fire pit for evenings under a sky filled with stars.

On just over 7 acres of land, this property invites a slower pace of life. Fully fenced paddocks are ready for a few animals, with the added benefit of some natural lawn maintenance by a four-legged resident or two! At the heart of the property, a picturesque dam with a small jetty sets the scene-a storybook view that will undoubtedly be etched in memory. And for those seeking solitude, a rock-bed creek at the northeastern corner provides the perfect peaceful escape. While the property was once a successful short-term rental, it has since been owner-occupied, maintaining its charm and privacy. Whether you're looking for a peaceful getaway, an investment, or a forever home, 1450 Kangaroo Valley Road delivers on all fronts.

With sunsets that illuminate the escarpment in magical light and a home orientation that invites warmth and brightness, every corner of this property is a little oasis of its own. From the manicured lawns to the timeless appeal of this weatherboard cottage, 1450 Kangaroo Valley Road is a slice of South Coast charm, ready for you to make it your own.

Contact Carrie or Connor for further information or to schedule a private inspection.

Bond Lifestyle Properties