

1035 Meryla Road, Meryla, NSW, 2577

House For Sale

Friday, 15 November 2024

1035 Meryla Road, Meryla, NSW, 2577

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



LisaMarie Cauchois

Tranquil Luxury in Meryla Flora Reserve

Drive through electronic gates, past an arboretum of oak trees and experience the unique sense of tranquillity and seclusion offered by 'Billeroy'; a spectacular 54- hectare property nestled privately into the Meryla Flora Reserve. The location is breathtaking, but the home is equally beautiful. Renovated recently by acclaimed Tribe Studio, 'Billeroy' offers a sense of rustic and understated glamour and comfort, all the while driving the eye to incredible picture windows to take in the 180 degree views.

Originally built in 1906, the extension and complete renovation of the main house provides four plus bedrooms and 3.5 bathrooms of pure escapism. An example: the luxurious ensuite opens to an outside stone bathtub, an open fireplace at its foot, open skies above. Soaring ceilings, skylights, four wood fires, extra-wide oak floorboards, endless glazing and utterly exquisite yet understated finishes make this the ultimate rural luxury escape.

The grounds are spectacular, and the one-bedroom, fully self-contained guest house is delightful. Across an expanse of lawns your tennis court with forest views awaits: sit beneath a pavilion trellis covered in grape vines, grab a glass of Pimm's and keep score. Extensive vegetable beds and orchard offerings are completely netted, and the chicken run has an automated water system. Cattle meander behind picturesque post-and-rail fencing. This is paradise, just fifteen minutes from town.

Indoor features include:

- Beautifully appointed kitchen featuring two ovens, induction cooktop and all Miele appliances with views to an ornamental lake
- App-controlled heating; underfloor heating in master ensuite and main bathroom
- Two luxurious entertaining areas; window seat for views
- Reverse-cycle air conditioning
- Large mud room with built-in storage and powder room
- Bi-fold doors open the living area to beautiful al fresco entertaining area
- Concealed retractable flyscreens
- Extensive lighting solutions; app controlled

Infrastructure, farm & gardens highlights include:

- Two-car garage
- Large machinery shed and separate small garden shed
- Two dams, one appears as a stunning lake
- A bore with a 31 megalitre water license on separate title
- Bore operated by a solar driven pump; attached to house dam & garden irrigation
- Automated app-controlled irrigation for garden areas
- Post and rail fencing to house paddock
- Extensive mobile electric fencing to enable cell grazing
- Multiple paddock water troughs
- 140,000 litre house water storage across two tanks
- Permanent creek (Ritters Creek) with reconditioned ram pump delivering water to house tanks
- House water treated by UV and carbon filters
- External shower for views with hot and cold water
- Electric gates at entry
- Starlink Wifi
- External speakers

'Billeroy' offers the height of privacy and seclusion but is just 15-20 minute drive to the schools, supermarkets and

culinary offerings of Moss Vale. Close to the heart of the Highlands, surrounded by Meryla Flora Reserve's popular swimming holes, waterfalls, caves and gorges, and yet removed from the world, 'Billeroy' is exquisite.