

**3 Rose Hill Lane, Yarramalong, NSW, 2259**



**House For Sale**

Sunday, 3 November 2024

3 Rose Hill Lane, Yarramalong, NSW, 2259

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 12**

**Type: House**



David Manuelle

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## TWIN VALLEY VIEWS: MODERN COMFORT MEETS COUNTRY LIFESTYLE

Nestled in the heart of the picturesque Yarramalong Valley, this exceptional four-bedroom home combines modern comfort with breathtaking valley views, offering a lifestyle of peace and quite.

Step inside to discover a beautifully crafted residence featuring four spacious, air-conditioned bedrooms, each with built-in wardrobes. The master suite serves as a private sanctuary, complete with a stylish ensuite bathroom. A modern kitchen seamlessly opens into two spacious, open-plan living areas with floating floors, creating an inviting atmosphere perfect for family gatherings.

The expansive balcony provides awe-inspiring views of two lush valleys, providing a great space to relax and unwind. Set on (approx.) 100 acres with approx. 15 cleared acres, the property boasts two fenced paddocks, barn, dam, stables, 130,000L water storage, and a 13.4kW solar setup-ideal for hobby farming enthusiasts. Nature lovers will appreciate the additional 85 acres of bushland, home to majestic Blue Gum, Blackbutt, and Turpentine trees that attract diverse wildlife. With trails weaving through, it's a paradise for camping, horse riding, motorbiking, or 4x4 adventures.

The large machinery shed is equipped with plumbing and three offices, perfect for business operations or additional storage.

A 9x6m carport and ample parking make access effortless.

Located just 5 minutes from Yarramalong Village and within a short drive to Wyong Station and Hornsby, this unique property balances rural tranquillity with modern accessibility.

### Main Features:

- Four spacious, air-conditioned bedrooms with built-in robes
- Master suite with private ensuite
- Modern kitchen, open-plan layout and floating floors
- Expansive balcony with dual-valley views
- 15 cleared acres (approx.) with two fenced paddocks
- Large barn, dam, stables, and 130,000L water tank storage
- 13.4kW solar system for sustainable energy
- 85 acres of additional bushland
- Machinery shed with plumbing and three office spaces
- 9x6m carport and parking for up to 12 vehicles

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