

294 Meryla Road, Manchester Square, NSW, 2577

Rural For Sale

Wednesday, 13 November 2024



294 Meryla Road, Manchester Square, NSW, 2577

Bedrooms: 5

Bathrooms: 7

Parkings: 3

Type: Rural

Impressive Lifestyle Estate

A sprawling large acreage holding occupying some of the most verdant landscapes and majestic views the Southern Highlands has to offer, only a stone's throw from the major township of Moss Vale in the heart of the Southern Highlands 90 minutes from Sydney and under 2 hours to Canberra.

The expansive homestead designed by esteemed architect Barbara Burton boasts generous proportions throughout and was created to suit a large family and cater to the lifestyle requirements for everyday living and grand scale entertaining with space and privacy for all to enjoy.

Set over 3 sprawling wings joined by long, light filled breezeways, the home offers unrivalled versatility for accommodation and living options including an exclusive master retreat comprising a King-sized bedroom, ensuite, generous walk-in robe, a separate home office and a private sitting room. Additional family and guest accommodation is offered through 3 large guest suites with ensuites, and 2 further bedrooms serviced by 2 bathrooms, and an additional 2 powder rooms.

A wide formal entry welcomes you inside and leads to vast central living spaces with polished hardwood floors and lofty ceilings, offset with a stunning feature river stone fireplace and numerous French doors that open to a wide veranda to showcase and enjoy the beautiful rural and district views. A perfectly equipped chefs kitchen overlooks a serene courtyard, and offers breakfast bar and large walk-in pantry, internal laundry room.

The extensive entertaining precinct of the sprawling home offers an exceptional games room with wet bar and fridge facilities, houses a full-sized billiards table and an informal lounge area with slow combustion fire. A selection of French doors leads to the tanning deck, heated inground pool, BBQ area with pizza oven, viewing deck and enclosed pool house for seamless flow and endless options for relaxing and entertaining.

The property offers outstanding grazing potential for stock and other pursuits across the picturesque 148 acres with numerous fenced paddocks, excellent water availability through dams, a stock & domestic bore and substantial rainwater storage. There is also an extensive grove of beautifully established English and French Oaks located on the property for the truffle hunters to enjoy.

There is also a machinery storage and workshop complex are conveniently located together with the stock yards, crush & loading ramp for ease of maintenance and usability, there is also a selection of additional outbuildings including over height garaging for caravan or boat storage, and garden maintenance or workers shed with WC facilities.