

# 781 Upper Kangaroo River Road, Upper Kangaroo River, NSW, 2577

## Rural For Sale

Thursday, 31 October 2024

781 Upper Kangaroo River Road, Upper Kangaroo River, NSW, 2577

Bedrooms: 4

Bathrooms: 4

Type: Rural



Sam Triggs



Hamish Cooke

## MIIST

Inglis Rural Property is delighted to present 'MIIST', a magnificent rural lifestyle holding situated in the Upper Kangaroo Valley of the Southern Highlands, NSW.

### AREA

53\* Hectares (131\* Acres).

### LOCATION

Ideally located 10\* km from Kangaroo Valley Village, 31\* km from Berry, 47\* km from Bowral and 162km\* from Sydney.

### STYLISH RURAL HOMESTEAD

2-story country home with 4 bedrooms, 4-bathrooms and open plan living and dining. Lifestyle living is complete with an inground swimming pool and surrounding entertaining area, set amongst established gardens.

### PRIVATE SETTING

MIIST is immersed in natural surroundings with dramatic views of the Upper Kangaroo Valley. The property enjoys a private position with outlooks towards the dramatic escarpments of Kangaroo Valley providing stunning vistas, accessed via a treelined driveway.

### UNIQUE LIFESTYLE

A mix of cleared grazing land, native timber bushland and tranquil rainforests. Fertile red basalt soils support a strong base of native pastures capable of carrying approximately 20\* cows and followers.

### WATER

Features 800\* metres of rare Kangaroo River frontage and high rainfall (1,000\* mm), rainwater tank storage along with 4 surface dams and 5 livestock troughs.

### IMPROVEMENTS

MIIST also includes a barn style machinery shed, carport, modern steel cattle yards and hayshed.

### SUSTAINABILITY

Suited to grow a diverse range of produce in the enclosed vegetable garden and adjoining orchard. Off grid potential via the 10kW freestanding solar system.

MIIST is being offered for sale via Expressions of Interest closing Friday 6th December 2024.

Inspections are by appointment only.

\*approximately