



106 KANGAROO VALLEY ROAD, BERRY, NSW, AU 2535

TOWN AND COUNTRY LIVING

A four-bedroom home set on one manicured acre with stunning escarpment views, just one kilometre from the heart of Berry? It's not impossible, but this property does offer a rare opportunity indeed for town and country living at its finest.

The spacious four-bedroom home, with glorious views from every large window, was built in 1978 and has been substantially upgraded by the current owners.

"We moved here from a larger acreage about eight years ago," say the owners, "as our children were then teenagers and we wanted them to be closer to town. The house had lots of archways and wallpaper that we removed, then we extended the living areas, put in a new kitchen and two new bathrooms and added a large back deck and swimming pool looking out towards Mt Hay and the escarpment."

The heart of the home is the modern country style kitchen with recycled timber benchtops, Smeg appliances and pull-out pantry which is combined with a dining area opening onto the rear deck. Adjoining the kitchen/dining room are two spacious living areas with large windows to take full advantage of the tranquil views.

TYPE: Sold

INTERNET ID: 18207663

SALE DETAILS

\$1,530,000

CONTACT DETAILS

Elders Berry
121 Queen Street
BERRY, NSW
02 44641 600

Tim McGoldrick
0414 157 794

Three double bedrooms have built-in robes, plus there is an ensuite bathroom to the main bedroom which opens out onto the deck. A fourth bedroom with external access would make an ideal guest room or home office. The large main bathroom has a separate bath and shower recess. There is ducted air-conditioning throughout the house, plus ceiling fans and a slow combustion stove for cosy winter nights.

There is also an attached double garage with internal access and a large storeroom beneath the house.

Surrounding the home are manicured lawns, beautiful mature trees and garden beds planted by the current owners. There is also a large, netted vegetable garden and a number of mature fruit trees.

"The house is set back 30 metres from the road so it's very peaceful, private and quiet here, yet it's an easy to walk into Berry for some shopping or a coffee," say the owners. "We've loved the garden and the views and the wonderful bird life. There's always something happening in town and Berry has a lovely community feel. It's a pleasure to wander around all the shops, cafes and restaurants now the bypass is finished."

For tranquillity, convenience and idyllic family living, be quick to inspect this rare and beautiful property.

Features at a glance

- 4410 square metres
- Stunning escarpment views
- Four-bedroom home
- Combined kitchen/dining
- Two large living areas
- Two bathrooms
- Air-conditioning and ceiling fans
- Slow combustion stove
- Entertaining deck
- Swimming pool
- Double garage
- Under house storage area
- Netted vegetable garden and fruit trees
 - Building Area: 4410 0.441 hectares
 - Bedrooms: 4
 - Bathrooms: 2
 - Double garage





