



Secluded with absolute privacy, Koda is the ultimate lifestyle property



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## 501 Kangaroo Valley Road, Berry

Sold

Nestled on 9.63 acres amongst spectacular gardens, panoramic coastline and rural vistas, Koda just oozes country charm.

The architecturally designed home is a striking work of individuality and craftsmanship. It's brilliant use of natural timbers, angles, elevation and glass ensure every room enjoys natural light and views to take your breath away.

There are four bedrooms over 3 levels. The master is a suite all of its own. Occupying the whole of the top floor, the master boasts it's own private balcony, sitting room, walk in robe and ensuite. On the middle level there are another two large bedrooms serviced by the family bathroom. The 4th bedroom is located on the lower level with it's own sitting area, access to the gardens and bathroom.

The middle level is where family and friends gather. The country kitchen, the living room with combustion wood heater and the large glass enclosed dining room are surrounded by a large wrap around balcony. Throughout these rooms soaring cathedral ceilings and windows take full advantage of the garden, the coastline and escarpment views. They literally allow the outside in. The interior dcor is a stylish haven layered with texture and warmth, the mellowed hues of timber are celebrated in all its forms throughout this wonderful home.

Property ID: 18333806

Property Type: House

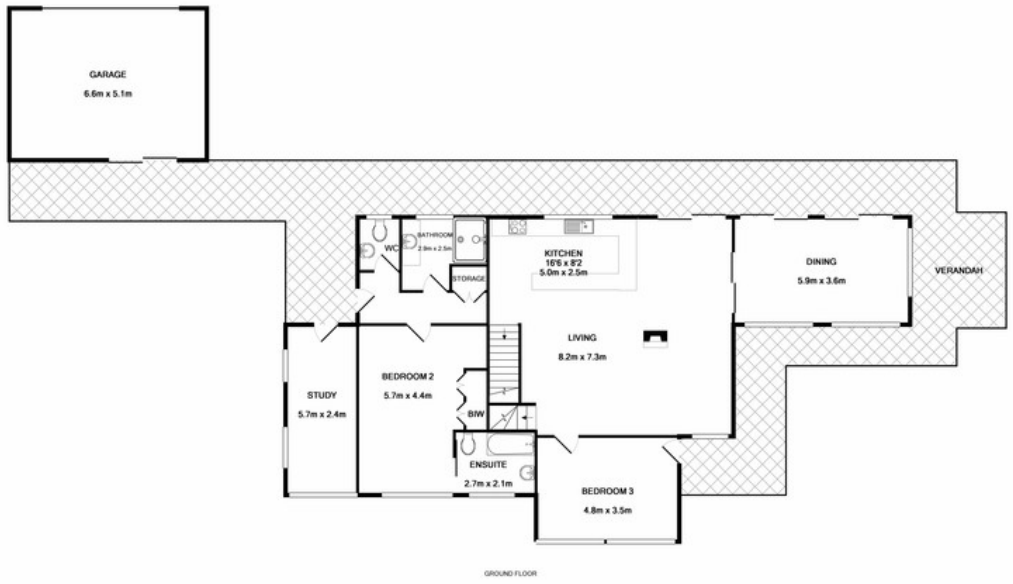
Garages: 2

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Life at Koda is everchanging as each season brings with it a plethora of colours, birdsong and changing scenery. The gardens are magnificent all year round and the mist enshrouded hills give way to sunshine reflecting off the ocean for summer days of relaxation and contentment that is life at Koda. There is so much more to this amazing property and only an inspection will give you a true appreciation of this quality listing we are proud to be able to bring to market.



**Total approximate floor area 300sqm**

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**501 Tourist Road Berry**