



"Shine Like It Does" - Charming Country Village Living

Raine&Horne



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100 Moss Vale Road, Kangaroo Valley

Sold for \$1,050,000 (Dec 22, 2020)

Welcome to "Shine Like It Does", a wonderful & sunny elevated home situated close to the country village of Kangaroo Valley with absolutely stunning views to live for!

This brilliant property has an enormous dose of charm & character that will make you feel honoured and privileged every time you return to your haven, in a happy town the locals call "Heaven on Earth".

- Charming village home with a stunning outlook towards the valley escarpments
- Sunny and elevated north facing position, situated well off the road
- Spacious open plan living & dining areas that gaze out towards the brilliant valley views
- Immaculate kitchen with crisp-clean caesar stone bench tops, gas and elec. cooking, r/hood & d/w
- 3 generous sized bedrooms plus a study nook
- 2 quality bathrooms, one as an ensuite to bedroom

Property ID: L4311472

Property Type: House

Garages: 4

Land Area: 1560.0 sqm

Frank Barker

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- Main bedroom basks in the morning light with walk in robe, own private deck, hot spa bath & wonderful north-easterly views
- Cozy slow combustion fireplace plus two r/c air-con systems
- Massive sun-soaked deck great for entertaining & weekend bbqs where the sun surely ... Shines Like It Does!
- Beautiful gardens with u/g irrigation system
- Quality sealed bitumen driveway to the ample parking consisting of a double garage & two undercover carports
- Large amount of under house storage
- Huge 1560m2 block (In a 500m2 minimum lot size zoning)
- Easy stroll to the village cafes, Kangaroo River, local school & pre-school, shops & pub via a quality sealed footpath

Arguably New South Wales's quaintest of country towns, Kangaroo Valley is a place the locals call heaven and one which has still managed to retain it's absolute innocence, beauty and pristine surrounds – The perfect retreat from a world gone almost crazy!

Here is your ultimate opportunity to escape the rat race and feel away from it all, yet be situated only 2 hours from Sydney and Canberra & just 30 minutes to the coast.

To inspect please attend one of our scheduled open homes, or, for a midweek private viewing – Contact Frank Barker on 0456 555 422 or email: frank.barker@sh.rh.com.au

If you would like to inspect this property & have been within a declared hotspot within the last 14 days, please contact the agent to discuss availability options.



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. No guarantee, warranty or representation as to the accuracy and completeness of the floor plan is given. davidvenishphotography.com.au

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