

Sold



66D Bells Lane, Meroo Meadow



### 'Timberlight' Rural Estate

Positioned at the end of a tree lined private driveway you are greeted by views over established gardens, a myriad of specimen trees, a citrus orchard and stunning topiary-rose lined walkways leading you to this splendid residence.

This country home is nestled on 6.5 acres of fertile gardens and four custom fenced livestock paddocks, home to the resident sheep. With a perfect northern orientation, the home is light filled and captures stunning views of Cambewarra Mountain and the lush surrounding countryside.

As you enter, you are embraced by impressive open plan living spaces, and at the heart of the home - a charming country kitchen, formal dining, and family room boasting high ceilings and a grand sandstone fireplace with combustion wood fire.

The kitchen features a large breakfast buffet, walk-in pantry and top of the range appliances. The western wing of the residence houses an informal living room furnished with a regulation size billiard table, open fireplace, television area, and a separate study just off the

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Price	SOLD
Property Type	Residential
Property ID	226
Land Area	25,800 m2

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back, a-joined to the hallway leading to the master suite.

Luxurious in scale, the master suite was carefully designed with privacy in mind, positioned at one end of the home, comprised of a large ensuite, dressing/walk in wardrobe and private access to the gardens and pool area. What a perfect venue to welcome the day, watch the morning sunrise, whilst savouring an espresso.

The eastern wing of the residence is ideal for family with 5 generous bedrooms, a spacious sun drenched laundry and linen press, main bathroom with a bath and shower, and a cosy separate sitting area perfect for children or guests.

A fully fenced backyard with a purpose built cubby house creates the ideal childrens playground. For the adult playground there is a large machinery shed and designated under cover parking for the tractor.

Floor to ceiling glass doors allow seamless indoor/outdoor living, with a crystal clear in-ground pool making this the ultimate entertainer.

This property has the added advantage of town water and bore water with a dam and extensive irrigation system servicing gardens and paddocks.

Don't miss this opportunity to secure a rural executive style family residence in an ideal location. Centrally located between Berry township, Kangaroo Valley and Nowra CBD and only two hours from Sydney.

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