

Sold



6 Rectory Park Way, Kangaroo Valley



### Enchanted Country Living With Artistic Flair

Come home to your own hideaway in this beautifully presented 3-bedroom, 2-bathroom residence, on a 1432m<sup>2</sup> block just a short stroll from the picturesque village of Kangaroo Valley.

From the cedar weatherboard exterior to the rich polished floors, railings, timber frames, tongue-and-groove ceilings and feature trusses, this home is truly a love letter to timber – filled with a variety of spaces to relax, gather or create. With its mix of indoor and outdoor living and a seamless flow between each space, you'll be sure to discover a new favourite spot every day.

At the heart of the home is a large open family space – a blend of living, dining and kitchen with a soaring cathedral ceiling and stunning exposed industrial trusses. They draw the eye with their stylish symmetry and balance the cosy feel of the timber floors, plantation shutters and decorative panelling below.

The kitchen exudes a welcoming feel, inviting you to sit up at the Caesarstone bench and share the space that includes ample storage, dishwasher, gourmet 900mm stove and gas cooktop – with

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Price	SOLD
Property Type	Residential
Property ID	328
Land Area	1,432 m <sup>2</sup>

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views out to the garden. Alongside, the dining area opens out to the verandah, while a wood fireplace and full height chimney anchors the centre of this home. Ducted air conditioning ensures comfort all year round.

From here, there are two levels. The ground floor further reveals a study and generous master bedroom with its own direct access to the verandah, while alongside, an impeccably tiled master bathroom continues the attention to detail. Upstairs, past beautifully timber-framed views, two more large bedrooms and another bathroom await, along with a library to hide away with a good book.

But it's only once you step outside that the full picture becomes clear. The covered all-weather elevated deck and verandah runs the length of the house – its long decking lines leading you to the large double garage, currently used as an art studio and offering endless potential. Or, step down to the leafy yard – ideal for children to play in and explore its private gardens framed in Japanese maples, silver birch, magnolias and more.

This is a home for all seasons. For taking tea and playing games; for reading books, sharing stories and family afternoons of laughter. A kitchen filled with fresh baking and a garden made for nature lovers. An idyllic slice of true country living – which we invite you to discover.

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