

Sold



146 Kangaroo Valley Road, Berry



Award-Winning Country Comfort and Style

With seven bedrooms, six bathrooms, and ample parking, it's easy to see why this three-acre property - run as an award-winning Airbnb by the current owners - has earned rave reviews. Whether you're looking for an investment, a business opportunity or a flexible family home, this spacious, multi-purpose property has the potential to tick all the boxes.

Situated on Kangaroo Valley road in Berry, just five minutes from the town's bustling cafes and welcoming community, the two beautiful buildings on this land have been transformed since its days as a dairy farm - artfully renovated but still perfectly in keeping with the rural surroundings.

The fully renovated main brick house is the talking point of the property with rustic charm on a grand scale. The spacious interiors include two lounge areas with rustic wood features, large bay windows overlooking the gardens, French doors, and ambiance. The main open-plan living area links a modern country kitchen with a

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Price	SOLD
Property Type	Residential
Property ID	348
Land Area	12,140.60 m ²

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sun-lit dining room and fireside lounge areas. Wooden beams and chandeliers overhead add to the vibe - a mixture of tradition and flair.

Of the five large bedrooms, three have their own bathrooms, making them perfect for guests or family seeking privacy. Four of the five bedrooms have direct access to a courtyard and every bedroom has its own unique features: a private veranda, French doors, monsoon shower, garden, or courtyard views.

Also on offer is the newly built two-bedroom country cottage, boasting recycled contemporary glamour and comfort. This outstanding cottage won an award for Excellence in Regional Building. Push back the fully opening Bifolds to enjoy indoor-outdoor living with views of the escarpment on your own private sun-drenched veranda. Open the kitchen's stable door onto a front veranda and lawn for alfresco dining in a private garden. Or cosy up and enjoy the fire in fully insulated comfort.

Includes a solar-heated mineral infinity-edge pool. This overlooks the low maintenance landscaped gardens, the creek and its ancient trees, and the advanced deciduous trees. The three acres has numerous garden areas and courtyards to enjoy sun and entertainment or shady relaxation.

Presented at the bottom of the garden overlooking the creek is a rustic former potters studio. This has been lovingly renovated to provide a sanctuary and quiet place of enjoyment. Suitable for a variety of uses, be it a secluded home office, a party shed, art, yoga, or music room.

Endless possibilities!

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