

Sold



340 Minnamurra Lane, Jamberoo



### A slice of luxury among the hills

The lush Jamberoo Valley sits just 10 minutes from sparkling beaches and less than 2 hours from Sydney – a true country escape. And sitting high above it, you'll discover a modern slice of country life at 340 Minnamurra Lane.

This stunning 5-bedroom family homestead is just five years old, yet its immaculate spaces look brand new – such was the care in creating a residence that cuts no corners in offering the very best of contemporary living.

Situated on a quiet 'no-thru-traffic' lane, this 45-acre property greets you with iconic white railing fences, as gum trees and a large lawn frame the grand federation-style home. The north-facing front verandah is a great spot to enjoy the morning sun – wrapping around the entire house, while the gentle slope allows for a lower level containing a double garage, mud room/laundry and ample storage.

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Price	SOLD for \$4,100,000
Property Type	Residential
Property ID	475
Land Area	46.00 ac
Floor Area	342 m2

#### Agent Details

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Back up top, the western half of the floorplan is all about open living – polished timber floors, high ceilings and capturing the sun throughout the day. The main living area features a large fireplace, while a cleverly hidden TV adds extra practicality. Meanwhile, a second lounge room can be closed off to provide an excellent separate space for kids.

Stylish glass pendants light the kitchen, and it's here you can fully appreciate the care and luxury that has gone into this home. From the huge Caesarstone island bench, farmhouse sink and Perrin & Rowe tapware to the integrated Miele appliances and generous butler's pantry, you'll want for nothing in this space. Centre to it all sits the stunning French gourmet Lacanche double oven – the 'chef's kiss' touch to this special kitchen!

The adjacent dining space easily flows out to large, covered courtyard – a delightful area for entertaining or simply relaxing. With views across the property and ever-changing green valley beyond, it will fast become a favourite spot! Down the steps, a large inground pool fringed by gorgeous travertine tiles adds a touch of the Mediterranean amid the rolling hills.

Back inside, all five carpeted bedrooms include built-in wardrobes and ceiling fans. The main bathroom (with freestanding bath and underfloor heating) services the first four, while the master adds its own luxe ensuite – including a tub with a view – plus a large walk-in robe.

This property offers incredible potential. Ride horses, grow trees or livestock – it's up to you. To fully appreciate the privacy of this location and its impressive residence, we invite you to enquire further today.

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