



99 Kangaroo Valley Road, Berry

Vendors moving interstate, must be sold!

Elegantly presented and innovatively featured, this wonderful home and property at 99 Kangaroo Valley Rd is truly picture perfect. The Vendors are moving interstate, so the property must be sold. So for discerning purchasers who are looking for their future property, where entertaining is as important as relaxation, then an inspection is a must.

The House
Set over 3 levels, the home entertains on the middle level with 3 bedrooms and 2 bathrooms on the upper level, whilst the bottom level has the 4th bedroom or 2nd master suite as well as a large office/Gym.
The entertainers Kitchen is central to both the internal and externally featured spaces with large bi-fold doors melding these spaces into virtually one. The external spaces are a mixture of covered and uncovered which is perfect for year round functions.
Added features include a large ground floor Office area or Gym, as well as NBN fibre to the home

The Grounds
You are greeted on arrival with a meandering driveway that winds its

4 3 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

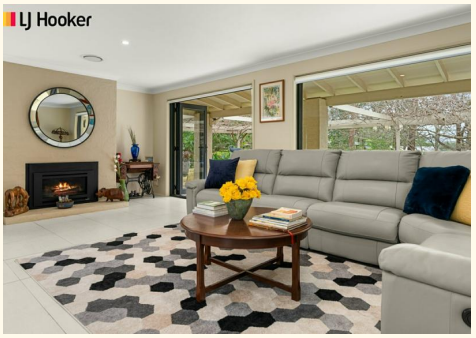
way around large mature trees and gardens until the full house comes into view. Established gardens and well maintained lawns surround the property whilst the home overlooks the inground pool which is completely private from neighbours and passing traffic.
There is space for family sports and pastimes with multiple hedge rows separating the gardens into level and sloping lawns

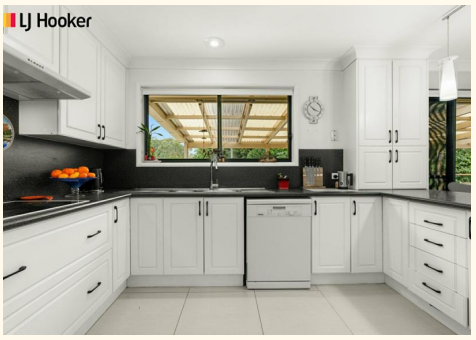
The Area
Only 2 hours from Sydney, Berry is famous as a vibrant country village with multiple community amenities to enhance your lifestyle. Whether it be a traditional sports oval with associated space for a famous rural show, to community swimming pools, extra large children's playground or simply walking and exercise tracks Berry has it all.
Outside of active pastimes, Berry has a large tourist based shopping district, complimented by supermarket and fresh produce outlets as well as a weekly farmer's market.

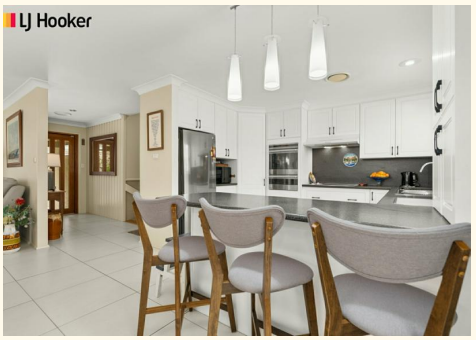
99 Kangaroo Valley Road is Picture Perfect in a Picture Perfect environment. Inspections are strictly by appointment only so call Patrick today on 0418 603 980 to secure your inspection time.
All reasonable offers will be considered!

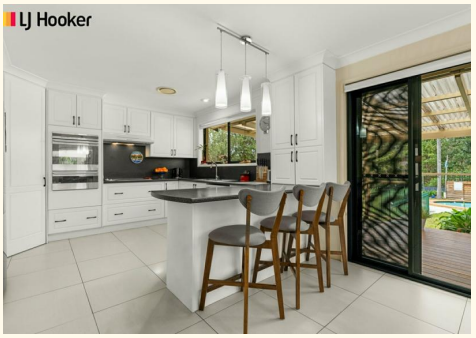
MORE DETAILS

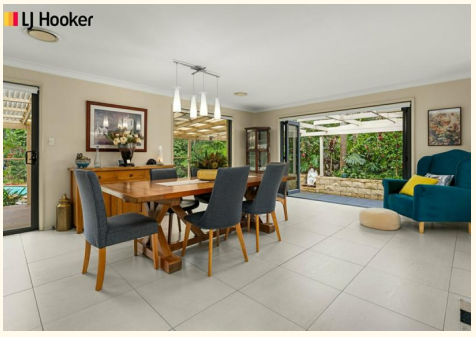
Property ID	6BHHSD
Property Type	House
Land Area	4284 m2
Including	Air Conditioning
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes







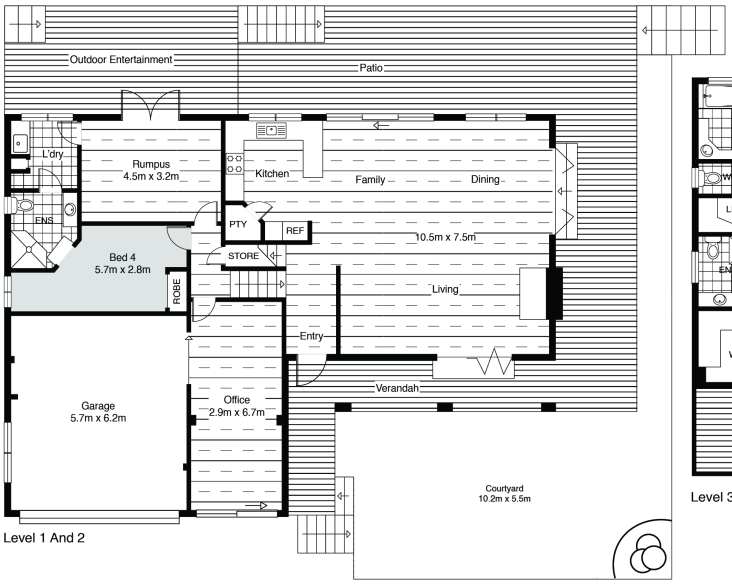




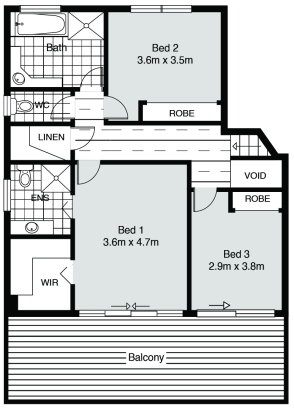
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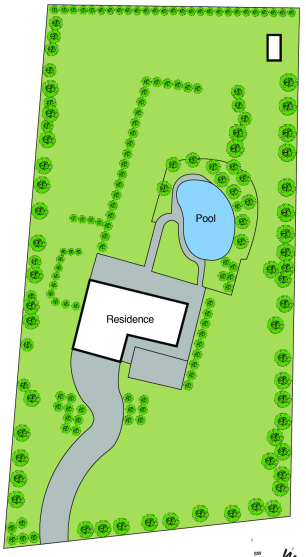
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Level 1 And 2



Level 3





All attempts have been made to ensure the accuracy of this floor plan.
All measurements of doors, windows, opening direction, room measurements are approximate
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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