



78 Darraby Drive, Moss Vale

A Home to Slow Down and Enjoy the Magic of the Southern Highlands

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Set within a contemporary Moss Vale neighbourhood on the doorstep of open countryside, 78 Darraby Drive offers a particularly appealing balance: the comfort and convenience of a modern home, with the rolling farmland, grazing country, farm dams and broad horizons of the Southern Highlands close at hand.

The wider setting captures what draws so many people to this part of the world. Here, suburban streets meet an expansive rural landscape, creating a welcome sense of space and release from the congestion and pace of city life. It is a home that allows you to enjoy the practicality of a residential address while remaining closely connected to the scenery, open skies and peaceful character that make the Highlands so special.

Completed in 2021 and very lightly lived in since, the residence presents in exceptional near-new condition. Offering the ease of

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FOR SALE

PRICE GUIDE \$1.57M TO \$1.73M

VIEW

By Appointment

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single-level living, it provides a generous 280 sqm floorplan on a fully fenced 758 sqm parcel. Thoughtfully designed and carefully maintained, this is a home of warmth, practicality and everyday comfort.

At its heart is a spacious open-plan living and dining area, where a fireplace creates an inviting atmosphere and direct connection to the large covered alfresco makes entertaining feel effortless. Beyond, the fully fenced rear garden provides genuine space for gardening, pets and relaxed outdoor living.

A versatile second living area offers flexibility as a media room, additional sitting room, home office or quiet place to unwind.

The beautifully appointed kitchen is designed for practical everyday living, with generous storage, a well-appointed butler's pantry featuring its own sink and secondary preparation area, quality Fisher & Paykel appliances and substantial Quantum Quartz benchtops.

The main bedroom enjoys a private ensuite and walk-through wardrobe, while three additional bedrooms provide comfortable accommodation for guests or a variety of lifestyle needs. Underfloor heating to both bathrooms adds welcome comfort through the cooler Southern Highlands months.

Remote-controlled security shutters to the bedroom windows, a security entry door, dual-zone ducted air conditioning and a full alarm system contribute to the home's sense of comfort and security. External CCTV infrastructure is also in place, with purchaser connection or activation potentially required.

For those seeking a quieter pace, the appeal extends well beyond the property itself. The surrounding approach opens towards working farmland and the timeless rural scenery of the Southern Highlands, bringing open country and broad skies into the everyday experience of coming home.

Key features include:

- Fireplace
- Air conditioning
- Ensuite
- Generous 280 sqm single-level floorplan
- Fully fenced 758 sqm parcel
- Completed in 2021 and very lightly lived in since
- Exceptional near-new presentation
- Contemporary Moss Vale setting close to open farmland and classic Southern Highlands countryside
- Spacious open-plan living and dining area with fireplace
- Flexible second living area, media room or home office
- Large covered alfresco entertaining area
- Butler's pantry with sink and secondary preparation area
- Fisher & Paykel 900 mm gas cooktop and 900 mm electric oven
- Fisher & Paykel dishwasher, built-in microwave and concealed rangehood
- 40 mm Quantum Quartz kitchen benchtops with waterfall ends
- Undermount kitchen sink and practical island storage
- Timber-look tiled flooring through the principal living areas

- Fitted laundry with overhead and underbench cabinetry and a 45 litre stainless steel tub
- Underfloor heating to the bathroom and ensuite
- Two-zone Fujitsu ducted inverter air conditioning with seven outlets
- Remote-controlled garage door
- Sensor security alarm system
- CCTV infrastructure with four external cameras, with purchaser connection or activation potentially required
- Thirty LED downlights throughout the home
- Flyscreens to windows, the glazed sliding door and laundry door
- Monier roof tiles with heavy-duty sarking
- Remote-controlled security shutters to the bedroom windows
- Security entry door
- Fully fenced rear garden with space for outdoor living and pets
- Paved access running along both sides of the residence
- Wide paved side access suitable for a full-sized caravan
- Electrical provision to the rear for a potential future shed, workshop or secondary accommodation, subject to council approval and all necessary consents
- Provision for high-speed internet

Secure, beautifully maintained and ready to enjoy, 78 Darraby Drive presents a compelling opportunity to find space to gather, room to retreat and exceptional everyday practicality, all within a modern Moss Vale neighbourhood where the unmistakable beauty of the Southern Highlands countryside is never far away.

MORE DETAILS

Property ID	1TDHVU
Property Type	House
House Size	200 m2
Land Area	758 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Alarm
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

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