



254 Mount Broughton Road, Werai




## A classic Highlands country home

Nestled within a picturesque rural landscape, this established country residence captures the essence of quintessential Southern Highlands living, offering privacy, comfort, and a genuine sense of arrival.

Set across five level acres with established gardens and open countryside, the property provides space, calm, and everyday liveability rather than weekend novelty. The land is well laid out and productive, featuring open paddocks, water, and infrastructure well suited to horses, alpacas, or a relaxed country lifestyle.

The north-facing home is well built and generously proportioned, designed to feel settled and welcoming throughout the seasons. Multiple living areas offer flexibility for families with warm, comfortable interiors that connect naturally to the surrounding gardens and rural outlook.

Outdoors, the grounds are a true highlight. Established gardens, fruit trees, vegetable patches, a running creek, dam, and fully fenced paddocks create a property that feels grounded, cared for, and deeply connected to its environment. Substantial shedding and garaging provide excellent storage, workshop space, and practicality for

4  3  4 

**FOR SALE**  
\$2.2m - \$2.4m

**VIEW**  
Sat 13th Jun @ 11:30AM - 12:00PM

**AGENTS**  
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 **LJ Hooker**

country living.

Importantly, the property offers privacy without isolation, enjoying a peaceful rural setting while remaining within easy reach of Moss Vale, Bowral, and the wider Southern Highlands.

This is a home defined by calm, space, and enduring quality. A property for buyers seeking a long-term country home

#### KEY FEATURES

- Four bedrooms
- Three bathrooms
- Four car accommodation plus additional shedding
- Five level acres of level land
- North-facing, well-built country residence
- Multiple living and dining areas
- Open fireplace plus combustion heating
- Established gardens and mature trees
- Fruit trees and productive vegetable gardens
- Running creek and permanent dam
- Established rural water infrastructure including 3 rainwater tanks (approx. 80,000 litres) servicing the home, plus a dam and pumps
- Horse suitable paddock plus two shelter sheds
- Level lawn to the north
- Substantial shed with open bays plus enclosed workshop and storage
- Large separate garage with breezeway connection to the home
- Kitchen with gas cooktop
- Sealed road access
- Private rural setting without isolation
- Convenient access to Moss Vale, Bowral, Mittagong and Bundanoon

#### MORE DETAILS

Property ID                    1SMHVU  
Property Type                House  
Land Area                     20010 m2

**Sophie Desprez 0425 202 742**

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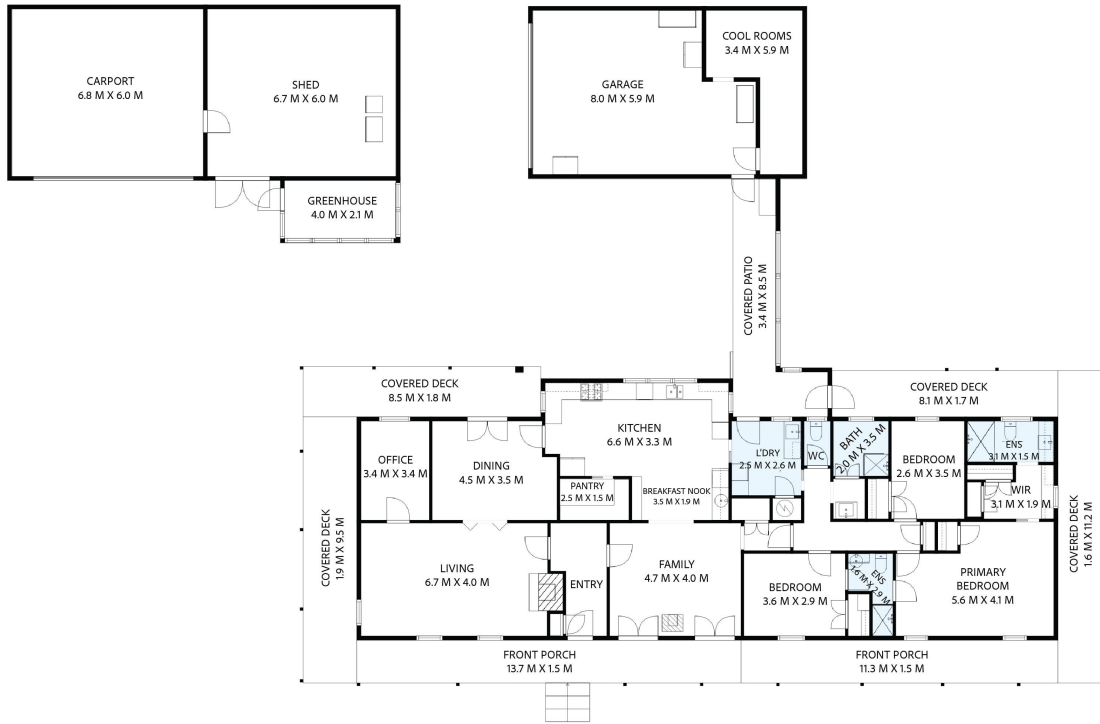
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## 254 MT BROUGHTON ROAD, WERAJ

These approximated floor plan measurements are for illustrative purposes, created by www.bodhiphoto.au. While care was taken in his creation, neither related entities nor representative are accountable for it's accuracy or usage by third parties including purchasers or potential purchasers.

Internal Area: 207 sqm  
 External Area: 281 sqm  
 Total Area: 488 sqm

