



2053 MOSS VALE ROAD, KANGAROO VALLEY

 6  2  4

SOLD at Auction - Another Holt Result!

Almost Seven Acres of Prime Real Estate in the Heart of the Kangaroo Valley. ZONED RU1, nestled between Berry, Bowral this sensational 2.8 Ha of mostly cleared mostly level land, is the stuff of dreams.

Only a short 2-hour drive from Sydney and from Canberra the completion of the F6 and other roads infrastructure is sure to cut considerable time off the journey and bring it even closer. Enjoy all the cultural pleasures of both Sydney and Canberra plus all the beauty and charm of the Shoalhaven.

This sensational dual access block of 2.8Ha (zoned RU1) of mostly level, useable land, with a dam and rambling creek, boasts excellent grass year-round, three large airy stables with sand yards, generous paddock shelter, and a roomy shed with a mezzanine storage area above two lockable rooms currently utilised as a feed room and storage room.

The property is well suited but not limited to the equestrian enthusiast or hobby farmer, or for those who want to speculate on the property's future potential.

Sold

Listing ID : 61878070

Price :

Contact



Nearby access to wonderful bushwalking tracks down to Kangaroo Valley River, and is a short 20-minute stroll down to the village where there are a wonderful variety of shops, restaurants, and historical pub.

The homestead is a unique layout, and offers in total;

- Six bedrooms
- Two bathrooms
- Two dining rooms
- Two lounge rooms
- Two kitchens
- Two wood-burning fireplaces
- Reverse cycle air conditioning
- Yes -town water
- Yes -electricity
- Yes -sewerage

Whilst the dwelling itself would best be described as rustic it could benefit significantly from an update and renovation. There is potential to lease as two 3 bedroom accommodations or to lease one and live in the other. Future Holiday letting may require council approval.

The valley has something to offer to everyone, a close-knit community with many community clubs and activities including the agricultural show and Kangaroo Valley Show.

There is a strong arts community and many performers in all kinds of genres that call Kangaroo Valley home. Each year artists and performers come from all around Australia to show their skills and talents at the week-long Kangaroo Valley folk festival. The country pubs are world-class as are the restaurants and numerous wineries.

Artesian cooks and chefs in the community-run such things as Cheesemaking classes, Bushwalk and tucker clubs, Canoeing, Cooking classes in many different cuisines, Bike riding (Tour de France is riding through the valley in November). Kangaroo Valley has endless tourist attractions in and around so there is plenty of holiday letting potential all year round.

For the seller's the property has been a wonderful home for an equestrian family, with great grass, a lovely flat area for flatwork, wonderful bush bashes. Close to wonderful coaches in all disciplines. Unfortunately, it is becoming too much for the current owner to maintain. She has decided the time has come to move closer to family in Sydney.

This is a genuine sale and the vendors intend to meet the market on auction day.

The auction will be held online Via zoom.



