



65B Marden Lane, Kangaroo Valley



## Escape to a tranquil paradise

This is a once-in-a-decade opportunity to secure a sprawling property in the lush and increasingly sought-after Kangaroo Valley.

Sitting on 175 acres (68 hectares), the family-held Devon Hills Mountain Estate sits under the red rocks escarpments, with sweeping views across the Valley and adjacent national parks.

This luxurious estate has been lovingly upgraded over the last 70 years. As well as breathtaking views, the new owners will be able to enjoy landscaped lawns, 3.9 kilometres of sealed roads and tranquil bushwalks to property's three spring-fed dams.

 175.00 ac

Price Contact Agent

Property Type Residential

Property ID 18

Land Area 175.00 ac

### Agent Details

Kandi Chang - 61450175486

### Office Details

Maestro Property

Level 3 828 Pacific Hwy

Gordon, NSW, 2072 Australia

61450175486



Located only 4.5 kilometres from the boutique Kangaroo Valley Village, the gated property delivers the ultimate in country living, with a beautifully positioned home, separate outdoor entertaining area and an undercover double garage.

The Kangaroo Valley is a highly desirable destination for tree-changers and families who are looking for a more serene lifestyle while being within reach of a major metropolitan area.

As the buyer, you have the opportunity to claim one of the district's most prestigious acreages as your own or take advantage of recent DA approval for 26 community-titled blocks on a rare piece of land that is only 1.5 hours south of Sydney and two hours from Canberra.

Property features:

- Ideal location above the the Kangaroo Valley Country Resort Golf Course
- 4.5 kilometres from the Kangaroo Valley Village
- 3.9 kilometres of all-weather-sealed roads and fire trail access to the boundaries
- One house with under cover double garage
- Separate outdoor entertainment area with gas BBQ and underground tanked rainwater
- Landscaped and tiled garden areas
- Gravity fed spring water to the house for fire hose reels
- Perfectly positioned to capture the stunning panoramic northern views of the Valley

- Three large spring-fed dams just under the rainforest
- Bush walks all around and sun all day long above the fog line

Disclaimer - all information contained herein is provided by third party sources including but not limited to the owners, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own enquiries and verify all relevant details for their accuracy, effect and currency.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.