



Graystone Grange: Timeless Elegance Meets Rural Serenity



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1020 Kangaroo Valley Road, Bellawongarah

Sold for \$2,800,000 (Mar 12, 2025)

Wander through enchanting gardens, framed by vibrant roses and lush, seasonal foliage, toward the welcoming facade of Graystone Grange. A vegetable garden and charming chicken coop enhance the property's self-sustainability, while local wildlife-like kangaroos and echidnas-make regular appearances. Situated on approximately 2.02 hectares, this idyllic estate offers privacy, scenic views toward Robertson.

Inside the main residence, the inviting warmth of geothermal underfloor heating envelops you, with each room enjoying a sunlit northerly aspect. Constructed with double Hebel, the home boasts excellent insulation, fireproof and soundproof qualities, and timeless French country styling. From reclaimed wharf beams to Federation ironwork details, the craftsmanship shines throughout. The kitchen is a chef's dream, with Falcon and Miele appliances and a spacious walk-in pantry, while beneath the staircase is a convenient storage/wine cellar area.

The home's main floor includes a master bedroom, with two additional bedrooms upstairs, complemented by Blackbutt flooring and plantation shutters. The master bedroom features a stylish en-suite with a Caesarstone bathtub overlooking the gardens, and a spacious walk-in robe. The sunroom, filled with natural light, makes an ideal space for hobbies, while a cozy lounge with an open fireplace and an upstairs study completes this warm, inviting interior.

The self-contained, three-bedroom, 1.5 bathroom, accommodation offers flexibility and

Property ID:	L15783698
Property Type:	House
Garages:	2
Land Area:	2.02 hectares

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privacy with its own garage beneath, kitchenette and dining areas, and a fireplace for cooler nights. Solar panels, Venetian blinds, and carpeted bedrooms enhance comfort and sustainability. This special feature is perfect for home and income, generational living or overflow for family and friends

Only ten minutes from Berry and Kangaroo Valley, Graystone Grange is ideally located for enjoying local cultural events, fine dining, and nearby natural beauty. Whether you seek a private sanctuary or a grand estate to share with loved ones, Graystone Grange brings together the best of rural life with refined amenities.

Don't miss this very special property, Contact Jacqui Crapp or Susie Timbs on 0414 767 707 to arrange a private viewing or pop into our weekly open homes each Saturday.