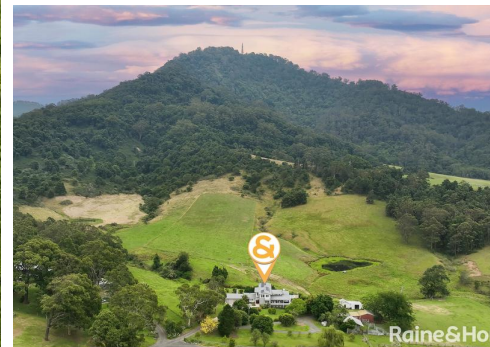




'Araluen' - A Picturesque 113-Acre Property in Cambewarra

Raine&Horne



4



3



2

## "Araluen" - 410C Moss Vale Road, Cambewarra

\$4,700,000 - \$4,800,000

Nestled high on a picturesque hill in Cambewarra, this sprawling 113-acre (approx.) property, "Araluen", embodies the best of contemporary country living. Ideally situated, it offers the best of both worlds-only a short drive to Berry, Kangaroo Valley, and Nowra for services, and less than 30 minutes to the pristine beaches of the South Coast.

Upon entering, you're greeted by a spacious, open-plan living and dining area where double-height ceilings and abundant natural light create a warm and inviting atmosphere. The stunning timber floors add a rustic touch, while a massive fireplace serves as the heart of the room, perfect for cozy gatherings. French-style doors lead out to a wrap-around verandah, seamlessly blending indoor and outdoor living spaces.

At the heart of the home is a chef/entertainer's kitchen, ideal for those who love to cook and host. This space features a large island bench, double ovens, both gas and ceramic cooktops, two sinks, a walk-in pantry, and a convenient servery to the verandah-perfect for effortless entertaining. A cozy seating area within the kitchen, complete with a log burner, offers a warm and inviting space to unwind while meals are prepared.

The home boasts 4 bedrooms, each equipped with built-in robes. Upstairs, the master suite stands out as a private retreat with its own balcony, takes in fabulous views, creating a peaceful and flexible space to suit a range of needs, complete with an ensuite featuring a bath

<b>Property ID:</b>	L20923111
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	469
<b>Garages:</b>	2
<b>Land Area:</b>	45.87 hectares

**Jacqueline Crapp**

0429 104 011

[jacqui.crapp@berry.rh.com.au](mailto:jacqui.crapp@berry.rh.com.au)

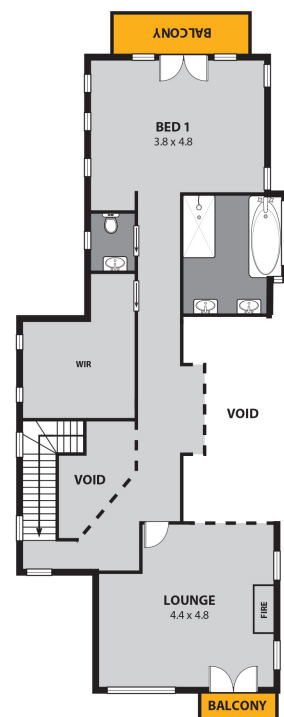
that overlooks spectacular mountain views and its own north-facing balcony, providing an ideal spot for morning coffee or evening relaxation. The versatility of the upstairs space enhances the home's functionality, offering options for a home office, nursery, or an additional bedroom.

The property's outdoor features are equally impressive. The wrap-around verandah offers multiple entertaining areas, including a spa and an infinity-edge heated pool, all framed by stunning rural vistas. Beyond the home, the land is highly usable, with a former dairy now serving as storage, two open bay sheds, and horse stables. Paddocks are ready for cattle, horses, or other agricultural pursuits.

For those with development ambitions or looking to land bank, this property holds significant potential:

- 113 acres of versatile land, perfect for farming or agricultural projects.
- Existing structures, including the old dairy and sheds, ready for repurposing or upgrading.
- Private road access, enhancing its appeal for future development (STCA).
- On the edge of eastern boundary is rezoned residential & mixed-use areas.
- A northern boundary that stretches up Cambewarra Mountain, offering breathtaking elevated views and potential development possibilities.

Whether you're seeking a peaceful country escape or a property with vast development opportunities, "Araluen" is a rare find. For more information, contact Jacqui Crapp at Raine & Horne Berry on 0429 104 011.



410C MOSS VALE RD, CAMBEWARRA

INTERNAL SPACE 355m<sup>2</sup> (approx)  
EXTERNAL LIVING 114m<sup>2</sup> (approx)  
TOTAL AREA 469m<sup>2</sup> (approx)



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.

**Louka**  
wearelouka.com