



'Womberoo' - Beacon of Architectural Ingenuity



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1136C Kangaroo Valley Road, Bellawongarah

\$2,275,000

Perched gracefully atop Bellawongarah, 'Womberoo' stands as a beacon of architectural ingenuity and eco-friendly design, offering breathtaking views and a seamless connection to nature. Spanning approximately 2.5 acres, this property presents a rare opportunity for both short-stay rentals and tranquil permanent residence.

Crafted with meticulous attention to detail, the home seamlessly integrates passive solar design principles with its natural surroundings, featuring striking stonemasonry, exposed timber beams, and inviting earthy tones that radiate warmth and character.

Comprising two structures connected by a breezeway, the main dwelling boasts a majestic stone fireplace in the open-plan living and dining area, framing sweeping views of the verdant garden and surrounding mountains. The farmhouse-style kitchen showcases reclaimed timber benchtops and a Rayburn wood stove, while the lofted main bedroom offers a walk-in robe and ensuite, embodying rustic charm. Outside, expansive decking, pebble-stone terraces, and a tranquil outdoor entertaining area with a pizza oven, spa, and custom daybed create an ideal setting for alfresco dining and relaxation.

Additional guest accommodation provides a cozy lounge retreat and two bedrooms, each opening to the outdoors through French doors. Convenient amenities include a laundry, separate WC, and double garage with storage space. Situated approximately 9km approx.

Property ID: L26892689

Property Type: Lifestyle

Garages: 2

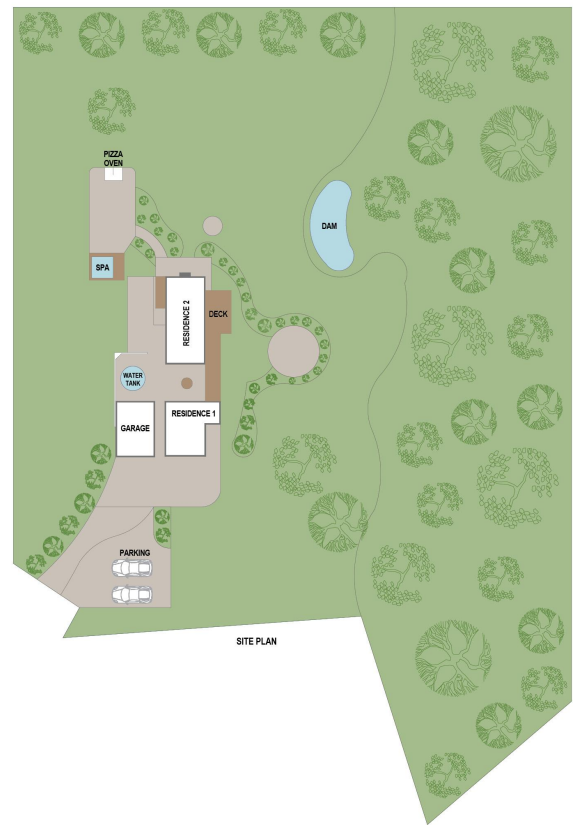
Land Area: 2.5 acres

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from Kangaroo Valley and 12km approx. from Berry, 'Womberoo' offers easy access to a plethora of outdoor activities and urban amenities, promising a truly exceptional sanctuary for discerning homeowners.



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

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Raine & Horne