



Rivermist - Private Residence offering a
Tranquil Escape with Direct River Access



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149A Moss Vale Road, Kangaroo Valley

Contact Agent

Tucked away at the end of a picturesque, tree-lined driveway and set on 4.5 acres of lush, usable land with direct river frontage, Rivermist is a rare lifestyle property offering privacy, space, and serenity.

This expansive, custom-designed residence features six luxurious bedrooms, each with its own en-suite, and a generous open-plan living area that flows effortlessly onto an expansive entertainer’s deck. From here, soak in uninterrupted northerly views of the escarpments and mountains-a truly breathtaking backdrop for every season.

Whether you’re seeking a peaceful family retreat, a high-end holiday rental, or a blend of both, this versatile property delivers. Designed for effortless indoor-outdoor living and entertaining, it’s the perfect setting for Christmas celebrations, milestone birthdays, or intimate weddings. It’s more than a home-it’s where memories are made.

Why You’ll Love Rivermist:

Unmatched Views & Outdoor Living

Enjoy panoramic mountain vistas from the full-length deck, accessed via bi-fold doors for seamless flow. Multiple outdoor seating zones, a BBQ area, and established landscaping

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| Property ID: | L30701687 |
| Property Type: | House |
| Building / Floor Area: | 255 |
| Open Parking: | 4 |
| Land Area: | 4.5 acres |

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create a true entertainer's haven.

Spacious & Flexible Layout

Two living areas, a modern chef's kitchen, and multiple dining spaces make this home ideal for hosting guests or large family getaways.

Prime Location, Peaceful Setting

Despite its private, rural feel, the property is within walking distance to Kangaroo Valley's shops and cafes. With town water and sewer, you'll enjoy modern convenience without compromising on lifestyle.

Proven Investment with Income Potential

Already operating as a successful holiday rental with forward bookings in place, Rivermist offers immediate income potential. Whether you're a savvy investor or lifestyle buyer, this is a turn-key opportunity.

Space to Roam & Explore

Fully fenced paddocks, two dams, river frontage, and a 2-bay shed with workshop and 3-phase power provide plenty of scope for hobby farming, outdoor adventure, or future development.