

Raine&Horne®

Luxurious Entertaining Estate with DA  
Approved Subdivision

 7

 5

 6

5 Berry Close, Grasmere

Sold

Every element of this beautifully crafted modern industrial luxury resort-style estate has been meticulously curated, showcasing bespoke finishes throughout. This exquisite residence will make every day a holiday. Situated in a private, peaceful cul-de-sac, this 6.276 acre estate is an entertainer’s dream. Designed for seamless indoor/outdoor living, the home offers stunning views over lush, meticulously maintained lawns, a tranquil oasis perfect for both entertaining and quiet reflection. A sparkling magnesium pool and gas-heated spa provide the ultimate backdrop for relaxation and leisure.

Invite guests for the weekend who can check in to hotel-like accommodation in the separate Guest House, complete with steam room and own kitchen. Swim in the sparkling magnesium pool and relax in the gas-heated spa. Indulge in a bubble bath in the Terazzo free standing bath in the parent’s retreat. Take a shower in the outdoor shower reminiscent of holidays in the tropics, the choice is yours.

Entertain as many people as you like; heat up the internal pizza oven, enjoy a Gold Class movie experience in the media room or drink a glass of champagne in the spa whilst overlooking the tranquil property.

Cooking is a breeze in the kitchen which has:

Property ID:	L30581860
Property Type:	House
Garages:	6
Land Area:	6.24 acres

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- Calacatta marble benches and black Fenix joinery – special heat resistant technology
- European Pitt undermount gas cooktop as well as an Induction cooktop
- 2 semi-commercial Smeg dishwashers
- 2 Smeg pyrolytic ovens, a convection microwave and a combination steam oven, a caterer's dream

Indoor features include:

- Custom “conversation pit” sunken lounge
- Feature lights salvaged from vintage boat and ferry
- Feature recycled brick walls in lounge, kitchen, bedroom and playroom areas
- Oversized mudroom and laundry
- Commercial grade Actron airconditioning
- Polished concrete floors throughout
- C-Bus – Push App smart home technology supports lights, sonos music system, alarm system, security cameras, curtains, pool and spa jets and lights

Outdoor features include:

- Set amidst landscaped grounds on an impressive 6.276 acre large lot residential parcel
- DA approval for further subdivision of the property into 3 additional 1 to 2 acre lots
- Full perimeter fencing and black wooden post and rail fencing of 4 paddocks, suitable for horses or other livestock
- Shelter as well as stable with tackroom complete with power
- Fire pit for evening gatherings
- Water tank automatically topping up water troughs in the paddocks, roundyard and plenty of room for an arena if desired
- Large two-door shed with high ceilings (suitable for horse float, buggy and and ride on mower)
- 120,000 L rainwater tank with feature pergola area on top
- Town water
- 8kw solar panels with 6kw of battery storage

Minutes to the cafes, restaurants, shops and amenities of historic Camden, 10 minutes to Narellan Town Centre, one hour to Sydney

Inspect by appointment, contact us to organise a private inspection