



## Terrewah Farm in Beautiful Kangaroo Valley



8



5



8

## 293 Tallowa Dam Road, Kangaroo Valley

Guide \$5.5m - \$5.8m - Frank Barker 0456 555 422

Escape to your own slice of paradise at Terrewah Farm in beautiful Kangaroo Valley. This 100-acre self-sustainable farm offers a unique opportunity to live off the grid while enjoying some of the best views this wonderful region has to offer!

The brilliant property holding features a solid passive four-bedroom home with a hydronic heated slab floor, including a self-contained flat & tandem garage for added convenience. Additionally, two charming two-bedroom holiday guest houses, named Budderoo & Carrialoo, are already established & successful on Airbnb, with a third guest house approved & awaiting construction, if required.

Water is plentiful on Terrewah Farm, with over 500,000 litres of water storage and 4 dams. The property is fully off-grid, powered by 40 solar panels, batteries, & a backup generator. Ideal for livestock, the farm has a carrying capacity of up to 50 ewes & features sheep & cattle yards. Additional amenities include a large farm shed, chicken run, orchard, & a dedicated vegetable garden area.

For those with entrepreneurial aspirations, Terrewah Farm offers exciting potential for expansion with DA approval for a large function centre featuring a boutique food & beverage facility & a gin distillery. This space is perfect for hosting events, a cellar door, weddings or conferences, adding a new dimension to the property's offerings.

<b>Property ID:</b>	L26485806
<b>Property Type:</b>	House
<b>Garages:</b>	8
<b>Land Area:</b>	40.0 hectares

**Frank Barker**  
0456 555 422  
frank.barker@sh.rh.com.au

#### PROPERTY SUMMARY:

- Beautiful solar passive 3 bedroom home with 2 bathrooms & hydronic heated slab floor
- Absolutely sensational views from the living room & bedrooms
- Easy flowing open plan living & dining with slow combustion fireplace
- Modern kitchen with island bench & butlers pantry
- Minimalistic & low maintenance design throughout
- Self-contained 1 bedroom flat within the main residence
- Huge laundry room with a plethora of cupboard & bench space
- Two immaculate holiday guest houses (Budderoo and Carrialoo), each featuring 2 bedrooms, open plan design and lovely views from each, already established & successful on Airbnb
- A 3rd guest house approved and awaiting construction
- Ample water supply with over 500,000 litres of water tank storage & 4 dams
- Fully off-grid power supply with 40 solar panels, batteries, & backup generator
- Carrying capacity of up to 50 ewes with sheep & cattle yards
- Large farm shed, chicken run, orchard, & vegetable garden area
- DA approval for a function centre with boutique food & beverage facility
- Approved gin distillery for craft spirit production
- Potential for cellar door, events, weddings & conferences

#### LOCATION:

- Terrewah Farm is conveniently located just an 8-minute drive from the quaint Kangaroo Valley village.
- Within a 30-minute drive to Berry, & just 40 minutes to Shoalhaven beaches
- Bowral, a town renowned for its gardens & cafes, is approximately 40 minutes away .
- Guests can easily access Sydney Airport, located around 2 hours away, making it convenient for travellers & guests.
- Canberra, the Australian capital, is also around a 2-hour drive from Terrewah Farm, offering the possibility of exploring the city & its attractions.

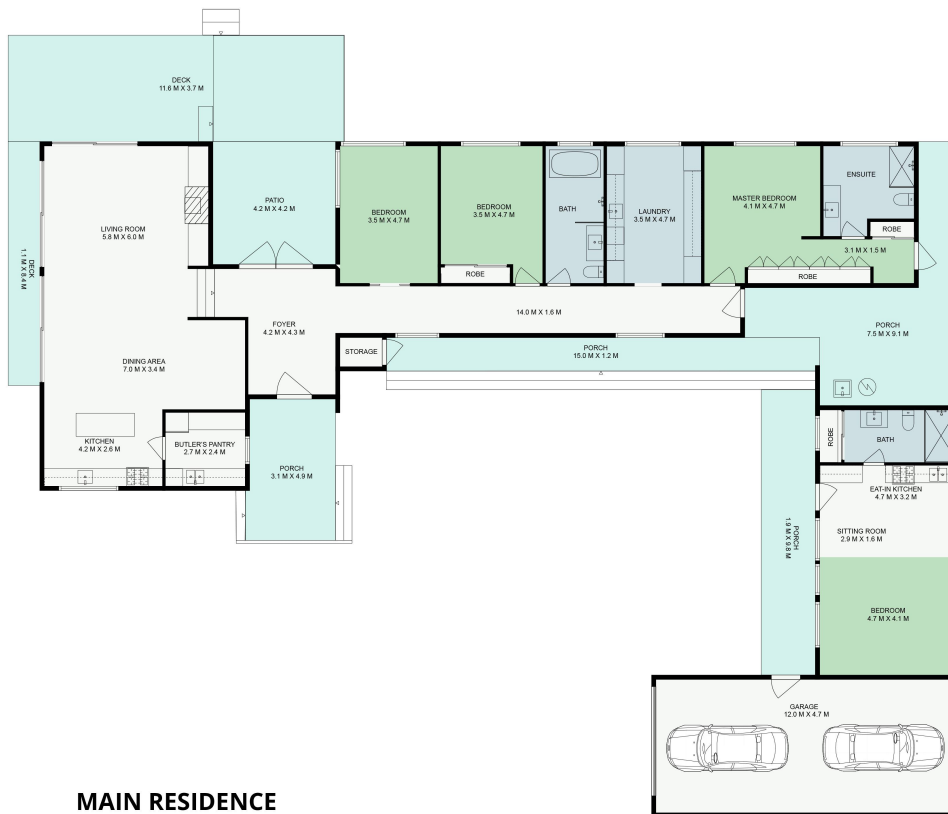
Terrewah Farm presents a sensational opportunity to acquire the perfect live-in residence with the added potential for a thriving farm & eco-tourism business.

This property offers a unique lifestyle opportunity with endless possibilities for the future. Don't miss your chance to own this extraordinary piece of Kangaroo Valley.

For an inspection or more information, please contact:

Frank Barker of Raine and Horne Southern Highlands

0456 555 422 or [Frank.barker@sh.rh.com.au](mailto:Frank.barker@sh.rh.com.au)



## MAIN RESIDENCE

293 Tallowa Dam Road, Kangaroo Valley

DISCLAIMER: Floor plan measurements are approximate and are for illustration purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, it does not constitute part of any legal documents, and therefore no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**Raine & Horne®**