



## 101 Spring Hills Road MERYLA NSW

3 2 4

Panoramic breathtaking views east to Kangaroo Valley, North to Mt Gibraltar, West to Bundanoon & South to a protective nature woodland & Meryla State Forest. Approximately 60 acres of immaculate pristine farmland with 80% cleared paddocks with stands of shade trees, well fenced with several dams. A spring provides a continuous water supply to the property covered in a mixture of deep fertile basalt and loam soils. A large modern 250sqm farm shed for all machinery. The older style home used as a getaway, comprises high ceilings, generous verandahs facing north and south, 3 spacious bedrooms with robing throughout, a large open plan kitchen/family room with slow combustion and gas cooking. The generous separate lounge room features a slow combustion fire for chilly winter nights and views over the surrounds. An original bathroom includes a generous bath and a separate toilet. A large mudroom/laundry includes a shower and toilet.

**Price** : \$ 1,610,000  
**Land Size** : 242811 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/meryla/residential/acreagesemirural/5814566>



**Arvo Pikkat**  
**02 4871 2622**

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