



40 Bundewallah Rd, BERRY

TIMELESS CONTEMPORARY LUXURY

Inspired by the timeless beauty of traditional stables and barns on French stud farms, this superb contemporary home is nestled on three idyllic acres beneath Mt Hay on the fringes of Berry township.

The four-bedroom home plus two-bedroom guest accommodation were designed by the current owners and built to exacting standards by Benchmark Building, using recycled bricks from an old warehouse in Sydney's historic Rocks precinct, locally sourced ironbark timber that has been allowed to weather to a silvery grey and European style nail strip roofing with the look of copper.

From the front door of the main house, there's a wonderful sense of arrival as the view down the entry hallway opens out through the living pavilion to the magnificent views beyond.

"Over the years, we've built and lived in many homes," say the current owners. "We designed this house as our ideal home many years ago, but couldn't find a block of land to suit. The floorplan is designed so there is no wasted space."

The house is also built for comfort year round, with heated, polished concrete floors inset with Shoalhaven River rock, commercial-grade air-conditioning, tinted double-laminated windows, automated blinds and a Cheminee Philippe double-sided fireplace between the living and dining areas.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 10246174

SALE DETAILS

\$3,700,000 - Tim McGoldrick

CONTACT DETAILS

Elders Berry
121 Queen Street
BERRY, NSW
02 44641 600

Tim McGoldrick
0414 157 794

Winning first place in the 2015 Housing Industry Association (HIA) building award, the house is oriented to the north with kitchen, dining and living facing onto a terrace with magical views to Mount Hay. The living wing connects via a glazed walkway to the separate bedroom wing, which is divided by the three-metre-wide double brick entry into a master suite to one side and children's wing on the other.

In the open plan living pavilion, high raked ceilings feature timber lining and handmade scissor trusses constructed from recycled telegraph poles. The kitchen features Caesarstone benchtops, glass splashbacks, double sink on the island bench, gas cooking and a stainless steel rangehood ducted to the outdoors via a hollow beam. Concealed behind a wall is a double refrigerator, small appliance area with espresso machine and shelving for food and cooking equipment.

Adjacent to the kitchen outside on the terrace is an outdoor kitchen with drinks fridge, barbecue and wood-fired pizza oven in a covered entertaining area beside the solar-heated, self-cleaning swimming pool. At night, a Sonos surround sound internal/external sound system and disco lights set in the pool create the mood for entertaining.

The master suite, with extensive glazing to the east to enjoy the sunrise, includes an en suite bathroom with custom-made concrete and volcanic rock bath and twin basins handmade in Bali, divided from the bedroom by a half wall, with fully concealed lavatory and twin shower recess. A walk-in robe is concealed behind another internal wall.

The children's wing consists of two bedrooms and a larger third bedroom/playroom, all with built-in wardrobes, and the main bathroom is finished to in the same high quality finishes and fittings as the en suite bathroom. Off the entry there is also a guest powder room and walk-in linen/storage area.

The separate guest house perfectly complements the main residence and incorporates two bedrooms with built-in robes, a bathroom and combined kitchen/dining and living area with an open fireplace opening to a north-facing terrace. Attached to the guest house is the laundry with external access and three automated lock-up garages with parking for five cars plus workshop space.

Outdoors, three fenced paddocks are currently used for resting the owners' race horses. There is also a dam and a chook shed which also holds all the equipment for the swimming pool. Entry to the property is via a private bitumen driveway and the property is connected to town water.

Located just 2.9 kilometres along a sealed road is the township of Berry, with exceptional cafes and restaurants, boutique shopping, supermarket, school and a broad range of professional services including doctor and dentist.

Facts at a Glance

- North facing aspect with views to Mt Hay
- Master suite with ensuite bathroom and walk-in robe
- Heated, off-peak concrete floors
- Tinted, double-laminated windows
- Commercial air-conditioning
- Chiminee Philippe double-sided fireplace
- Automated blinds
- Solar-heated, self-cleaning pool
- Outdoor kitchen with drinks fridge, barbecue and wood-fired pizza oven
- Sonos surround sound internal/external sound system
- Established native gardens
- 2.96 acres, with three fenced paddocks
- Bitumen driveway
- Town water

- Three garages with automatic doors

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

- Land Area 2.96 acres
- Bedrooms: 6
- Bathrooms: 3
- 5 car garage
- Swimming Pool
- Air Conditioning







MAIN RESIDENCE



GUEST HOUSE



SITE PLAN



40 Bundewallah Rd