

1 Moyes Lane, Penrose, NSW 2579

\$1,295,000

Lifestyle 4 1 5



## 1900's cottage set amongst stunning 32 acres

This 1905 cottage offers country appeal and an immaculately presented property. The kitchen is both the hub of the home and well appointed, located between the main living space and more intimate second lounge perfect for families or long lazy weekends. The main living is open plan with dining, northern aspect and views over the breathtaking garden.

**Open for Inspection**

By Appointment.

Timber cladding freshly painted & colour bond roof Butler's pantry + large laundry and mud room Stunning claw foot bath + generous shower + separate wc French doors access the north facing entertaining terrace Heating is via a large s/c fire or gas points High ceilings, timber lined + timber floors creates both space and warmth 2 hours to Sydney CBD, 15 minutes to Bundanoon, 10 minutes to the Hume Highway Exceptional shedding with a 3 bay barn shed + carport + single separate garage Excellent water storage + bore + automatic water troughs for livestock

Positioned amongst a cottage garden ensuring year long colour and privacy and accessed via a quiet country lane this property encompasses all that is Highlands living. The land is bathed in sunshine and divided into 4 paddocks with 2 dams at the rear offering a lovely natural bush outlook. There is a fully fenced arena plus various out buildings for storage and farm equipment.

This property is a must to inspect, call Megan today.

### Listed By



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