

New
South Wales

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INTERNATIONAL REALTY



NEW SOUTH WALES

MOUNT IRVINE



24-32 Danes Way, Mount Irvine

Information Memorandum

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INTRODUCTION

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Resting atop the Blue Mountains most scenic destinations, is Carisbrook, Mount Irvine, a modern country estate set in a unique mountain rural landscape of farms, bushland, rainforest and fine horticultural gardens. Just two hours from Sydney it is perfect for unwinding and entertaining.

Carisbrook features strong and powerful contemporary constructions of fire resistant and low maintenance Corten steel. The main house is designed for entertaining and family gatherings with 4 large bedrooms. Attached to the large shed/garage is a second 3-bedroom residence. The back paddock contains a small machinery shed. The light filled living areas look out to the stunning landscaped gardens by renowned Landscaper, Michael Bates and Horticulturalist Eleanor Herriott.

All living areas have distinctive and interesting aspects; the main home is graced with a soaring Cathedral ceiling of Blackwood timber beams, felled & milled on the property. A pair of rare antique Indian doors greets guests at the entrance (it has ancient secret locking systems). The polished concrete floors, Wi-Fi, cable tv, large showers, continuous hot water and new screened and double-glazed windows to the ground lounge area provide the level of comfort expected in city living.

The gardens and back paddock are some of only a handful in the Mount Irvine/ Mount Wilson area that can boast a gentle slope with a parkland feel. Antique architectural stone sculptures, a maturing stone pine truffle-infused plantation and citrus Yuzu planting, a vegetable garden, kitchen herb garden, orchard, fern forest, colourful flowers, walnut, and chestnut trees all wonderful details to discover on a walk. The back paddock is fenced and has access to water for livestock.

Carisbrook provides a ready-to-move-into country residence without compromising modern lifestyle comforts.

PROPERTY DETAILS

ADDRESS

24-32 Danes Way, Mount Irvine

PROPERTY IDENTIFIER

Lot A in Deposited Plan 431598

LAND SIZE

8.30 Ha. (Approx.)

CURRENT ZONING

RU2 - Rural Landscape

CURRENT RATES

Council Rates: \$519.00 per quarter (Approx.)

Water Rates: N/A

HOME LAYOUT

7 Bedroom, 5 Bathroom, 4 Parking





LOCATION

Nestled within the vast expanse of the Greater Blue Mountains region, Mount Irvine is a hidden gem, providing a serene escape from the urban pace of Sydney. Located approximately 110 kilometers northwest of Sydney's bustling central business district, this secluded haven is cocooned amidst ancient eucalypt forests, misty valleys, and rugged sandstone escarpments.

Mount Irvine exudes a unique blend of colonial heritage and untouched nature. With its English-style gardens, historic estates, and tree-lined avenues, the area feels reminiscent of a verdant English countryside, albeit infused with the raw beauty of the Australian wilderness. Its altitude, combined with rich volcanic soils, makes it a favored location for cool-climate gardens, orchards, and farming.

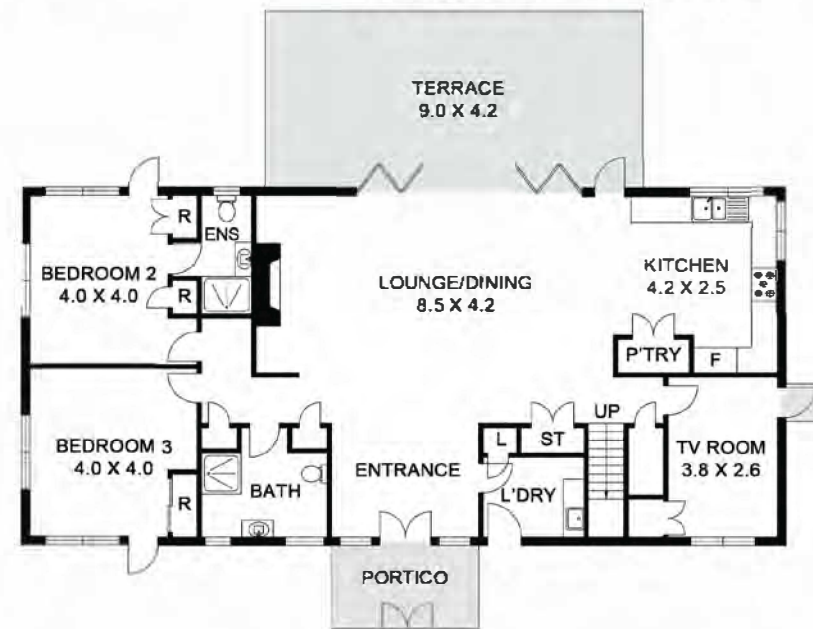
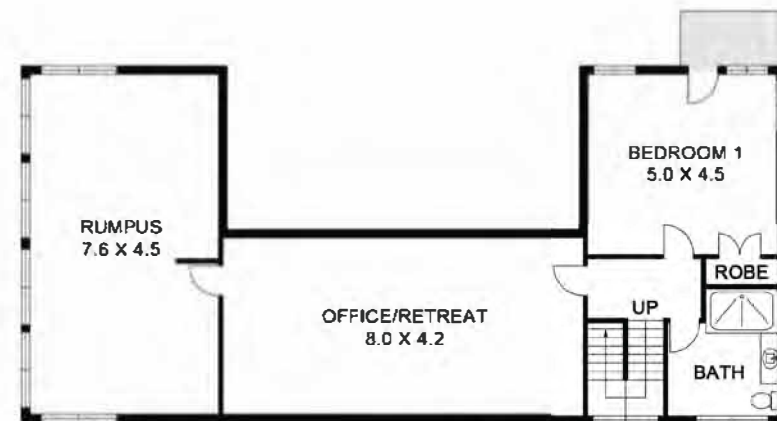
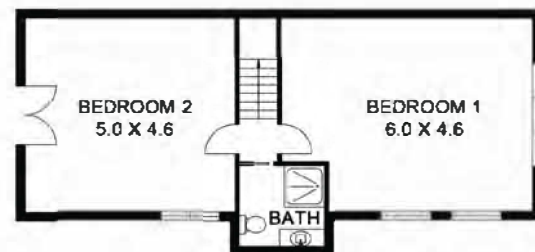
A journey to Mount Irvine from Sydney transports visitors through the layers of the Blue Mountains' landscapes. As you venture westward, urban sprawl gives way to densely forested plateaus, majestic waterfalls, and the iconic Three Sisters rock formation at Echo Point. The Blue Mountains region is renowned for its rich Aboriginal heritage, with the land considered sacred to the Darug, Gundungurra, Wiradjuri, and Dharwal Aboriginal peoples.

The Greater Blue Mountains Area, encompassing Mount Irvine and its neighboring towns, is a UNESCO World Heritage site, acclaimed for its biodiversity, geological features, and cultural significance. The vast national parks and nature reserves offer countless opportunities for bushwalking, canyoning, rock climbing, and birdwatching. The region is dotted with quaint towns like Leura, Katoomba, and Wentworth Falls, each offering unique cultural experiences, artisan boutiques, and gourmet eateries.

For those residing in or visiting Sydney, Mount Irvine and the broader Blue Mountains region present a refreshing retreat. The area is easily accessible via the Great Western Highway or by train, making it a popular choice for weekend getaways, nature excursions, and historical explorations.

In essence, Mount Irvine, with its bucolic charm and the encompassing magnificence of the Blue Mountains, is a testament to the harmonious blend of nature and heritage, a world away from the metropolis yet conveniently close to Sydney's heart.

SITE & FLOOR PLAN



MT IRVINE
24-32 Danes Way

LAND SIZE: 8.3ha



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Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Location as illustration only - all figured dimensions approximate - do not scale - no liability accepted.









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