

# 10 Kingcott Place, Annangrove, NSW 2156



## Acreage For Sale

Friday, 29 March 2024

10 Kingcott Place, Annangrove, NSW 2156

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2 m2

Type: Acreage



Tim Cutcliffe  
0245878855

## **Auction Guide \$3,450,000**

Residing in the coveted Hills suburb of Annangrove, this sprawling property, spanning just under seven acres (6.91 or 2.8 hectares), offers an exquisite blend of clear, level expanses with semi-rural lifestyle potential. The vast acreage beckons those with grand visions, whether creating a palatial retreat, leveraging the land as a strategic investment, or rejuvenating the current residence. Showcasing a solid foundational canvas, the family-sized home awaits a master touch to transform it into a modern haven. Prominently positioned, the existing residence reveals a spacious floorplan punctuated with five bedrooms, three boasting built-in robes and two with ensuite bathrooms. Generous living quarters, from the lounge room with fireplace to the expansive rumpus rooms, coupled with office and study spaces, ensure comfort and easy living in equal measure. Beyond the core structure, the estate showcases a plethora of added features. Enveloped by secure fencing, the property curates a private setting, further enhanced by its strategic position along a quiet lane, set back from the bustling Annangrove Road. Additionally, a large pool area, brimming with potential, is the ideal locale for a leisurely adaptation. The property's location is afforded excellent proximity to the main commercial and service hubs of Rouse Hill, Dural, and Castle Hill. Meanwhile, residents are also privy to an array of prestigious educational institutions, including Marian Catholic College Kenthurst, The Hills Grammar School, and many local primary schools.

- Spacious acreage site within the coveted suburb of Annangrove - Just under seven acres of clear, level land, offering both beauty and potential - Perfect for envisioning a dream home, land banking, or reimagining the existing home - Current home offers a blank canvas ripe for transformation - Five spacious bedrooms, three with built-ins, and two with ensuite bathrooms - Varied living spaces, including a lounge room with fireplace and a rumpus room - Third main bathroom, office and study space, and double garage with internal entry - Outdoor verandah spaces and inground kidney-shaped pool - Secluded location, fenced house yard, and town water - Proximity to esteemed private and public schools - Rouse Hill, Dural, and Castle Hill are all reachable within 15 minutes