

**5 Ascot Road, Kenthurst, NSW 2156**



**House For Sale**

Tuesday, 23 January 2024

5 Ascot Road, Kenthurst, NSW 2156

**Bedrooms: 5**

**Bathrooms: 6**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



Adrian Rovere

0418604646

**\$6,800,000 - \$7,250,000**

The impeccable acreage that is "Springvale" is so outstanding, so superb that one could mount a compelling argument, that the magnificent, architecturally-designed 90-square residence has been included for free. The enormous landscaping project that took months to complete and costing an eye-watering \$500,000 more than 20 years ago, boasts a comprehensive drainage system installed across the entire 2 hectares (5 acres). All excess water is channelled straight into the beautiful dam that is adorned with carved timber flamingoes. Walking the picturesque, manicured grounds and you could be mistaken for thinking "Springvale" was modelled on one of the world's finest of golf courses. Put simply, words do not do it justice. It would make for the perfect setting for a dazzling wedding ceremony. As sensational as the land is, the standout feature for many would be its wide, double road frontage. Whilst currently you are unable to sub-divide the block, you do have the ability to erect a second dwelling that would come with its own separate entrance and address. The cost to re-produce "Springvale" in all its glory with among other things, its wonderful indoor pool, massive underground water tank, championship-sized tennis court, cathedral ceilings and stunning master suite, has been estimated at over \$3 million. The vendors have doubled down on their commitment to sell. That is clearly reflected in the price range being offered. It will come as no shock to those with a healthy knowledge of the acreage market, to see "Springvale" sell if not for the absolute top end of the range, then very close to it. No matter what angle you come at there is undeniable value to be had with this property. This an opportunity not to be missed for those seeking to immerse themselves in what truly is a slice of paradise. "Springvale " will in my opinion, prove to be one of the most joyous and astute purchases of 2024. Location: • Zoned for Kenthurst Public School and Galston High School • Within easy access to other reputable schools including the Hills Grammar School • Rouse Hill Town Centre is within 15.1km easy drive and 15.4kms to Rouse Hill Metro train station • Castle Towers shopping, dining, entertainment & transport precinct within 12.2km drive Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. No warranty can be given either by the vendors or their agents.