

**94 Porters Road, Kenthurst, NSW 2156**



**House For Sale**

Thursday, 16 November 2023

94 Porters Road, Kenthurst, NSW 2156

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



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**\$2.7m - \$2.8m**

**CHARMING 4-BEDROOM HOME WITH ENDLESS POTENTIAL** Welcome to a hidden gem nestled on 2.02 hectares (5 acres) of partly picturesque landscape grounds. This charming acreage home awaits a touch of tender loving care to unveil its true potential. Boasting a harmonious blend of natural bushland and manicured greenery, this property offers a unique opportunity for those seeking a tranquil retreat. The residence, a spanning single level, presents a layout where the living area graces one end, the bedroom zone the other, with a double garage completing the overall picture. The single-level 4-bedroom home serves as a canvas for your imagination, with possibilities to update, extend, or even rebuild (STCA). Entering the residence, you are greeted by a formal lounge room adorned with a fireplace, perfect for cosy gatherings on chilly evenings. The adjacent formal dining room sets the stage for delightful meals and entertaining. The kitchen, complete with a walk-in pantry, overlooks a meals area, providing a warm and inviting space for culinary creations. The master bedroom offers a dressing room, built-in robe, and ensuite, while bedrooms one, two, and three offer built-in robes for added convenience. A main bathroom ensures comfort for all residents. Additionally, a separate artist studio/home office or rumpus room with a bathroom, separate entrance and split air conditioning presents the potential to transform into a new master suite (STCA). Completely separate living zone for older children or parents. Generous in size and access out onto a large verandah overlooking the rear of the property. Venture outdoors to find established gardens, inground swimming pool, a tennis court in need of minor repairs, and a 60ft x 40ft shed-perfect for accommodating tradies or those with a penchant for family toys. Approximately half of the land is cleared and usable in its current state, but along with the home, could be enhanced, should you desire. Convenience meets tranquility with a location just minutes away from Kenthurst Village shops and schools. Within a 7-10 minute drive, you'll find Hills Grammar School, Marian College, and Dural shops, complete with cafes, restaurants, banks, shops, supermarkets, and an express city bus. For a broader range of amenities, Rouse Hill and Castle Hill are a mere 20 minutes away, each featuring larger shopping precincts and Metro Railway Stations. Commuting to Sydney CBD is a breeze, taking just 60 minutes, allowing you to enjoy both rural serenity and urban connectivity. Embrace the opportunity to make this acreage property your own, where the potential for rejuvenation and transformation is as boundless as the surrounding landscape. This is more than a home; it's a canvas awaiting your personal touch.

- 5-acre property, 50% grassed and arable-
- Single-level 4 bedroom home-
- Home in need of paint and new carpets -
- Formal lounge room with fireplace -
- Separate artist studio/living zone with bathroom-
- Bar area-
- laundry -
- Ceiling roses throughout-
- Ducted air conditioning -
- Inground swimming pool-
- Tennis court -
- Double garage-
- Shed

Disclaimer: We encourage all prospective purchasers to do their own due diligence. This advertisement is a guide only and although all information obtained is from sources we believe to be reliable, we cannot guarantee its accuracy.