



104 Pitt Town Road, **Kenthurst**

5  4  3 

### MANOR FROM HEAVEN

In a word – “extraordinary”. BLUEGUM MANOR is the perfect fusion of classic charm from a bygone era and state-of-the-art innovation of the 21st century.

The main residence has one section that is more than 120 years old whilst other components have been newly included. The brush-box flooring throughout has been fully re-sanded and refurbished, the gourmet kitchen features integrated fridge, an imported 1100mm Falcon double-oven with Qasair range-hood. At just under three acres (1.12ha) the grounds are exquisite with manicured hedges and lawns that undulate down towards a floodlit championship-size tennis court and attached cricket nets. Wide wrap-around verandas and hand-laid white river-stone paths, add to the immense appeal of the home's exterior. Adjacent the heated in-ground pool with waterfall, is a fully self-contained three-bedroom cottage. An enormous barn includes a second floor that has been an outstanding facility for varying degrees of entertaining.

two brand new asphalt driveways and parking bays catering for up to 8 cars have been laid

An immaculate resort-style country estate offering numerous possibilities including a home business, is a mere 10 minutes' drive from Rouse Hill Town Centre – can you believe it!

For more information or to arrange a private inspection call Adrian Rovere on 0418 604 646 or contact our office on 9651 1109

First National Dural accepts no responsibility for any inaccuracies in the information provided. All interested parties are encouraged to make their own enquiries.

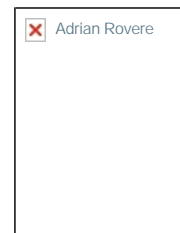
 1.12 ha

#### Contact Agent

ID# 11699100296

#### Open for Inspection

Sat 26 May, 11:00am - 11:45am



**Adrian Rovere**  
0418 604 646

