



# guardian



## 199 Annangrove Road Annangrove NSW

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Dedicated to entertaining in flawless comfort, space and style, this spectacular home commands a blue ribbon acreage address. Considered details define every room, with an extensive list of features that must be experienced to be believed. Seamless flow connects open living spaces, including an enormous rumpus with a dramatic polished concrete bar. It's easy to cater for guests in the stone kitchen, replete with butler's pantry and a waterfall edge island for casual dining.

Beautifully crafted interiors are laid out around a breathtaking alfresco entertaining zone. It showcases endless green views and has capacity for weddings and grand parties, with a stone kitchen, wood fireplace, infinity edge pool with a spa and a cedar-lined gazebo. Bedrooms are sumptuous retreats and the separate two bedroom dwelling is ideal for extended family with house-like

**Price** : \$ 3,900,000  
**Land Size** : 24690 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/annangrove/residential/house/5899702>



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Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries.  
 Floor Plan by Xorix Media.