

**417 Springwood Road, Yarramundi, NSW, 2753**



**House For Sale**

Sunday, 10 November 2024

417 Springwood Road, Yarramundi, NSW, 2753

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 17**

**Type: House**

## Riverfront Paradise | Yarramundi

If it's sweeping views you're looking for then this is the property for you! Custom designed & built "Noel Billyard" multiple level 68 square home. This beautiful residence is set on 5 acres in your very own private oasis in Yarramundi overlooking Nepean River & neighboring horse properties. The large family home with spacious floor plan is perched up high with views over the Nepean River and has been designed to ensure that views are in abundance from every aspect.

The residence has both formal lounge & dining areas, gourmet kitchen with family dining and games/rumpus. The home has also been internally & externally freshly painted with new carpet. There is a separate large covered entertaining/alfresco area overlooking the sparkling in-ground swimming pool.

Complete with a 9 metre x 18 metre shed with 3 phase power & large 9 metre x 18 metre awning with mechanic pit & high roof perfect for the caravan, boat or mobile home.

This fabulous property is approximately 8.7 kilometres to Richmond town centre, local schools & public transport & approximately 20 minutes to Penrith & the M4 Motorway.

Many features Include:

- \* 5 landscaped acres;
- \* Electric gate on entry;
- \* New bitumen driveway;
- \* Multiple level 68 square house, owner designed & built by Noel Billyard;
- \* 10 foot ceilings, new carpet;
- \* 4 x bedrooms all with built-in robes, main with ensuite, corner spa, walk-in robe & Juliet balcony;
- \* Gourmet kitchen 900 mm gas cook top, Bosch dishwasher, 40 mm Caesarstone bench top, stainless steel electric wall oven & range hood, pantry;
- \* Open plan dining/lounge area with slow combustion fire;
- \* Formal lounge area, office/library;
- \* Rumpus/games room with heated floors;
- \* Home theatre/retreat;
- \* Freshly painted inside & out;
- \* Guest bathroom, laundry & walk-in linen;
- \* New LED lighting, vertical blinds, ducted air conditioning;
- \* Sparkling in-ground swimming pool with covered entertaining area;
- \* Triple car garage with automatic doors;
- \* 122,000 litre water tank & enviro cycle;
- \* Large shed with 3 phase power, awning & mechanics pit;
- \* Wine cellar, Rinnai gas hot water;
- \* Walk-in linen, laundry chute;
- \* An additional double car garage + double carport

For all inspections call Rhonda Schellnack 0415 860 299.

**\*\*Disclaimer\*\***

All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.

