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**Contact** Troy Holmes  
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**Type** Acreage/Semi-Rural

**Sold Date** 05/12/2019

**Land** 26304.6 m2

Resplendent with a full-sized equestrian arena, majestic area views and flawless bespoke design, this spectacular prestige property takes country grandeur to the next level. Expansive formal, family and games rooms, plus separate study, and magnificent entertaining spaces redefine executive excellence; a self-contained guest house offers comfortable in-law accommodation or an outstanding passive income opportunity. Ducted air-conditioning through both residences, drive-through horse float access and a coveted blend of privacy and convenience complete a premium slice of Leppington life.

- Multiple versatile living venues with 360-degree connection to grounds
- Tennis court and saltwater pool; Italian stone floor tiles, open fireplace
- Gas/granite kitchen with 1500mm Ilve double oven and butler's pantry



**GROUND FLOOR  
(MAIN RESIDENCE)**



**FIRST FLOOR  
(MAIN RESIDENCE)**



**GUEST HOUSE**



**LOCK UP GARAGE / WORKSHOP**



**SITE PLAN**

**42 Alma Road, Leppington**



**Floor Plan Disclaimer:** Site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person or company using this information other than as a guide should always rely on their own enquiries.