



7 Larissa Avenue West Pennant Hills, NSW

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## Grand Garden Sanctuary of Picturesque Prestige upon 1246sqm

Heavenly botanic gardens establish a breathtaking backdrop for family life in this graceful oasis. Presiding over 1246sqm of immensely manicured landscape, privately gated and lushly secluded, the home's timeless expanses welcome both intimate and large-scale gatherings with spacious ease and sweeping greenery. All the more desirable is its revered lifestyle address, at the foot of Larissa Avenue Reserve, state forest nature trails, and holding shortcut access to Thompson's Corner village.

- Serene and whisper-quiet entertaining retreat, first time offered in 27 years
- Exquisite sandstone-tiered garden frontage with raised deck and level lawns
- Beautifully landscaped with established hedges, palms & Crabapple Tree
- Elevated front patio and all-seasons side dining terrace, paved low-care yard
- Sunlit entry with archways opening onto formal living & dining on either side
- Pristinely presented interiors with classic box bay & arched vertical windows
- Immaculate gas-fitted kitchen boasting a breakfast bar and wide garden aspect
- Adjoining open plan domain for casual living & dining with space for a study

**Price:** Sold Sept 2022 - Contact James Ramsay

**Council Rates:** ~~8820.825~~ 13

**Water Rates:** \$160.18 p/q



**James Ramsay**

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**Jessica Zhou**

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FIRST FLOOR



SITE PLAN



GROUND FLOOR

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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