



3/9 Fisher Avenue Pennant Hills, NSW



## Ground-floor north facing luxury and ultimate convenience

Exuding sophistication and style, this contemporary residence in 'Phoenix Gardens' offers an aspirational setting, strategically positioned moments from Pennant Hills Market Place and the station. Its open-plan layout with high-end finishes and a north facing wraparound balcony enhances its appeal, making it a perfect lock-and-leave prospect for residents and investors seeking a refined sanctuary.

- Modern elegance meets the promise of a low-maintenance, luxurious lifestyle
- Offering the utmost ease and convenience of ground-floor, single-level living
- Radiant open plan living/dining free-flowing to a private all-weather balcony
- Premium Miele gas kitchen with a glass splashback and Caesarstone benchtops
- Sizeable, carpeted bedrooms with BIR, one with a balcony, master with ensuite
- Fully tiled bathroom with a modern aesthetic, a bathtub, and a corner shower
- Two car spaces side-by-side, storage cage, Euro-style laundry, video intercom, ducted a/c
- In the catchment for Pennant Hills Public School and Pennant Hills High School

**Price:** Auction Guide \$620,000 - \$680,000  
**Council Rates:** \$343.20 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$1,640.64 p/q



**Chloe Mawass**

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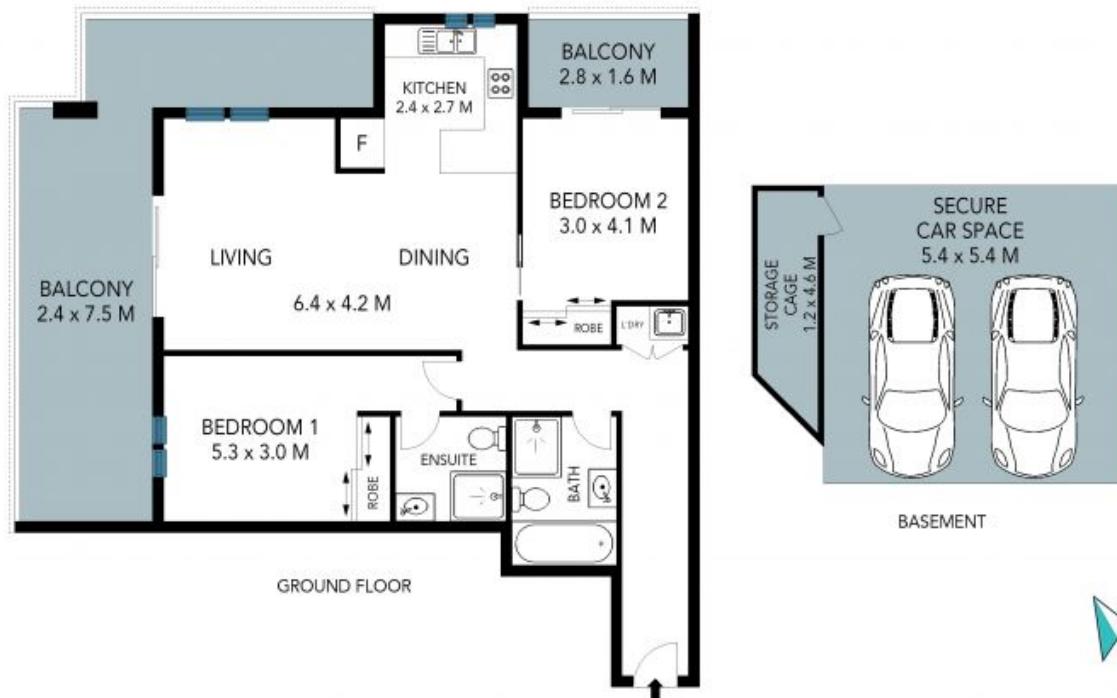


**Tristan Eather**

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3/9 Fisher Avenue,  
Pennant Hills

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.