



40 Penderlea Drive West Pennant Hills, NSW



## Rare opportunity to secure a premium land holding in a blue chip street

A rare offering on a grand 1,390sqm block with an approx. 29m frontage, this substantial family home is one of the last original homes on the street. This large block has great potential for building your new dream home. Nestled in a blue chip location and once a five acre landholding, the property is the original house after which the street was named. It's a property brimming with endless possibilities. A short drive to local shops and situated in the coveted Murray Farm Public School catchment.

- Located in a quiet, leafy and peaceful neighbourhood
- Set well back with an expansive lawn and an exceptionally wide frontage
- Generous living room featuring tall windows opens to another casual living area
- Spacious rear family and dining room leads onto a sunny entertaining balcony
- Grassed backyard capturing a premier north to rear aspect, great for children
- Original style timber kitchen with Bosch dishwasher and casual dining room
- Comfortable bedrooms, three with BIR's, main has a neat classic ensuite
- Timber floorboards, split system air conditioning and combustion fireplace

**Inspect:** Thursday, 19th September 2024 2:00 - 2:30  
Saturday, 21st September 2024 11:00 - 11:30

**Auction:** 21/09/2024 04:15 pm

**Price:** Auction Guide \$2,500,000

**Council Rates:** \$553.00 p/q

**Water Rates:** \$171.41 p/q



**James Ramsay**

0420 665 913



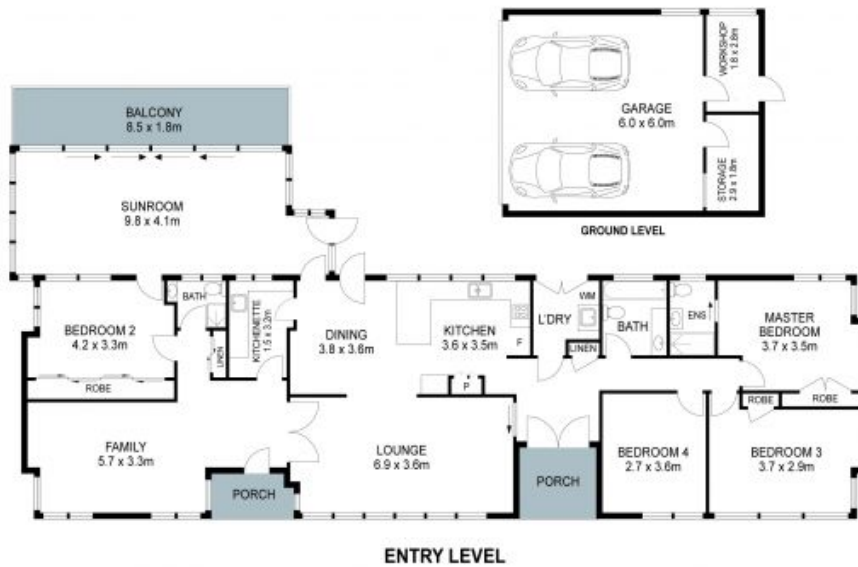
**Douglas Kim**

0451 509 211



# 40 Penderlea Drive, West Pennant Hills

4 3 5 1390m<sup>2</sup>



THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

