






103 Eaton Road West Pennant Hills, NSW

5 1 3 2

### Light, Bright & Impressive: Address of Convenience + Murray Farm Public Zoning

- Light-filled, the home offers multiple well-proportioned living zones
- Kitchen boasts quality appliances including a Bosch cooktop and rangehood, stone benchtops, glass splashback, feature gooseneck tap and an eat in breakfast bar.
- Dual covered outdoor areas will be a favourite place to relax, celebrate or watch children play on the rolling green lawns.
- Impressive master suite with ensuite, walk-in wardrobe and street views
- Ideal for multi-generational families the ground floor offers a separate (5th) bedroom
- Enhanced with ducted air, high ceilings, new flooring & huge windows with leafy views
- Tandem lock up carport, ample off-street parking, generous storage throughout including understairs and a garden shed.
- Rare opportunity to live in a Blue-Ribbon pocket and Exceptional location, with easy access to all amenities.

**Inspect:** Thursday, 19th September 2024 1:00 - 1:30  
Saturday, 21st September 2024 11:00 - 11:30

**Auction:** 05/10/2024 01:30 pm

**Price:** Auction Guide \$2,550,000 - \$2,650,000  
**Council Rates:** \$475.00 p/q  
**Water Rates:** \$171.41 p/q



**James Ramsay**

0420 665 913



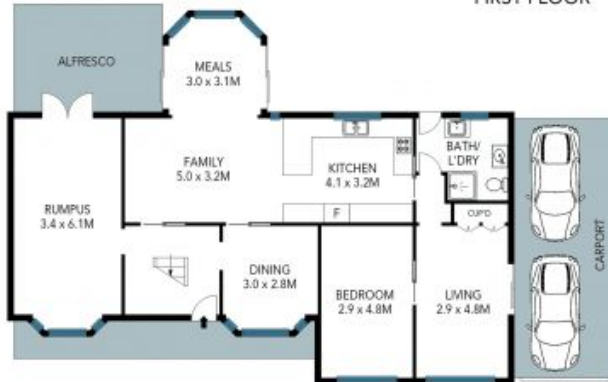
**Jessica Zhou**

0412 733 135

103 Eaton Road,  
West Pennant Hills



FIRST FLOOR



GROUND FLOOR



SITE PLAN



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.