



36 Ashburton Avenue Turrumurra, NSW

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### Light-filled sanctuary

Brimming with light and family appeal, this inviting home provides an idyllic lifestyle in a quiet cul-de-sac with nature reserve at its rear and exceptional peace and privacy. Set on the high side of the street, this 967 sqm lot, presents two levels of comfortable living with formal and informal zones, an office/5th bedroom and ensuite. The pool is ready for summer in a setting that is close to schools, bus and shops.

- Northerly facing, covered front verandah, contemporary bamboo floors
- Substantial formal lounge with a bay window, formal dining, ducted a/c
- Casual dining rests beside the stone kitchen with an outlook to the rear
- Separate family room, home office/5th bedroom, nearby full bathroom
- Generous rear entertainer's terrace, saltwater pool, gate at the rear to the reserve
- Four bright upper level bedrooms, built-in robes, master with an ensuite
- Powder room, large laundry, vast under house storage, double garage
- 6.68KW Roof top solar system

**Inspect:** Wednesday, 18th September 2024 10:00 - 10:30  
 Wednesday, 18th September 2024 2:15 - 2:45

**Auction:** 21/09/2024 04:00 pm

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**Price:** Auction 21st September



**Joey Hoover**

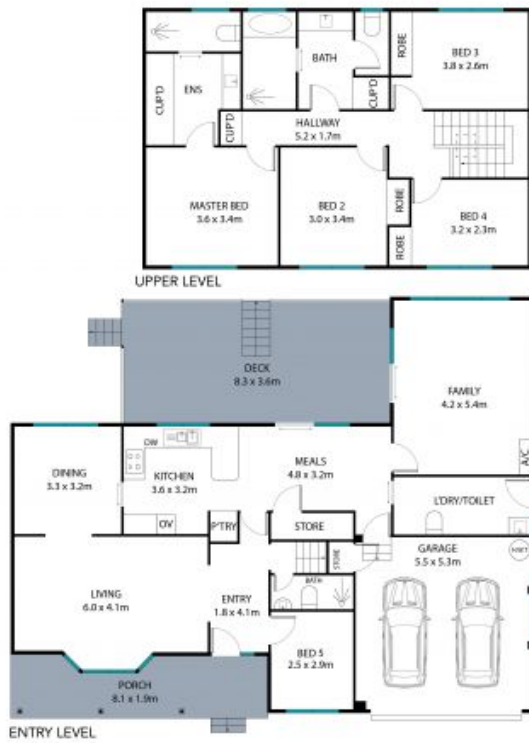
0424 487 439



**Susan Astridge**

0418 104 540

36 Ashburton Avenue  
South Turramurra



Internal area : 209m<sup>2</sup>  
 External area : 38m<sup>2</sup>  
 Total area(approx) : 247m<sup>2</sup>

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