



7 Blue Jay Court West Pennant Hills, NSW

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### Unlimited potential on 849.7sqm square metres

Perched on the high side, this charming brick residence on a generous 849.7sqm parcel offers an inviting backdrop for family living. It's ready to enjoy, yet holds value-adding potential, with a timeless aesthetic, large-scale living areas, and a large, lush lawn perfect for child's play. Located in a sought-after pocket, it's zoned for West Pennant Hills Public and Muirfield High.

- Expansive floorplan with a range of formal and informal living/dining spaces
- Carpeted formal lounge/games room, open-plan family area, and large rumpus
- Effortless flow to the all-weather entertaining patio overlooking the backyard
- Traditional-style kitchen with timber accents, a breakfast bar, and wall oven
- Three sizeable beds, two with BIRs; master with a WIR, sitting room, ensuite
- Classic-style bathroom with a bathtub, corner shower and separate-entry toilet
- Secure, gated backyard with a sweeping lawn and established, low-care garden
- Double garage with internal access, plus internal laundry with outdoor access

**Inspect:** Saturday, 21st September 2024 12:00 - 12:30

**Price:** For Sale \$2,250,000 - \$2,350,000

**Council Rates:** \$553.37 p/q

**Water Rates:** \$172.79 p/q



**James Ramsay**

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**Douglas Kim**

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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.