



469 Pennant Hills Road West Pennant Hills, NSW

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## Heartwarming family classic zoned for Cheltenham

Tucked away on a generous 701.9sqm parcel, this residence beckons immediate comfort while presenting promising potential for value-adding transformation. A much-loved family home with remarkable versatility and captivating original character, it's an enticing opportunity placed in the catchment areas for West Pennant Hills Public, Cheltenham Girls, and Carlingford High School.

- Privately veiled from the street and proudly boasting a blissful leafy outlook
- Light and bright layout with classic design, spacious family living upon entry
- Flexible downstairs multipurpose room and attic rumpus for extra living space
- Charming kitchen with timber benchtops, gas stove, and a tiled splashback
- Five sizeable bedrooms with broad windows, two featuring walk-in wardrobes
- Striking bathroom with freestanding tub, stained glass windows, heated floors
- Large semi-covered deck and downstairs patio, perfect for entertaining
- Fully enclosed, tiered backyard with lush lawn, established garden, and shed

**Inspect:** Saturday, 19th October 2024 1:00 - 1:30  
Thursday, 24th October 2024 11:00 - 11:30

**Auction:** 09/11/2024 06:00 pm

**Price:** Auction Guide \$1,500,000 - \$1,650,000

**Council Rates:** \$477.30 p/q

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



**James Ramsay**

0420 665 913

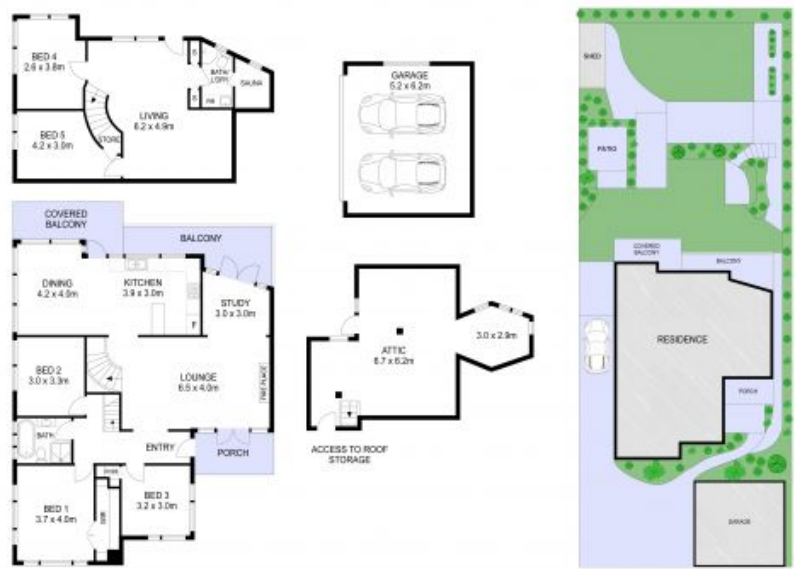


**Jessica Zhou**

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469 Pennant Hills Road, West Pennant Hills

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

