



9A Hill Road West Pennant Hills, NSW

5 1 3 2

### Double brick family home, with a walk to everything address on 768sqm

Set high with a scenic outlook, this charming double-brick residence promises lifestyle flexibility and a warm, inviting atmosphere. A comfortable family retreat, it features sunlit interiors and seamless indoor-outdoor connections, with a generous layout that adapts easily to changing needs. Peaceful yet convenient, it has buses at the doorstep and is a stroll to shops and parks.

- Solid construction on a 768.1sqm parcel of land enjoying an elevated position
- Much-loved family home, available on the market for the first time in 31 years
- Spacious formal front lounge with a timber fire, large informal lounge/TV room
- Bright upstairs rumpus room with private balcony access and district views
- Versatile multi-purpose room/gym, plus a large under-house storage area
- Traditional-style kitchen with gas cooktop, timber cabinetry and breakfast bar
- Five sizeable bedrooms with built-ins, plus a ground-floor study/home office
- Oversized master with balcony and fully tiled ensuite with corner shower

**Inspect:** Sunday, 17th November 2024 10:00 - 10:30  
**Auction:** 07/12/2024 03:30 pm

**Price:** Premiere Open Home  
**Council Rates:** \$475.00 p/q  
**Water Rates:** \$171.41 p/q



**James Ramsay**

0420 665 913

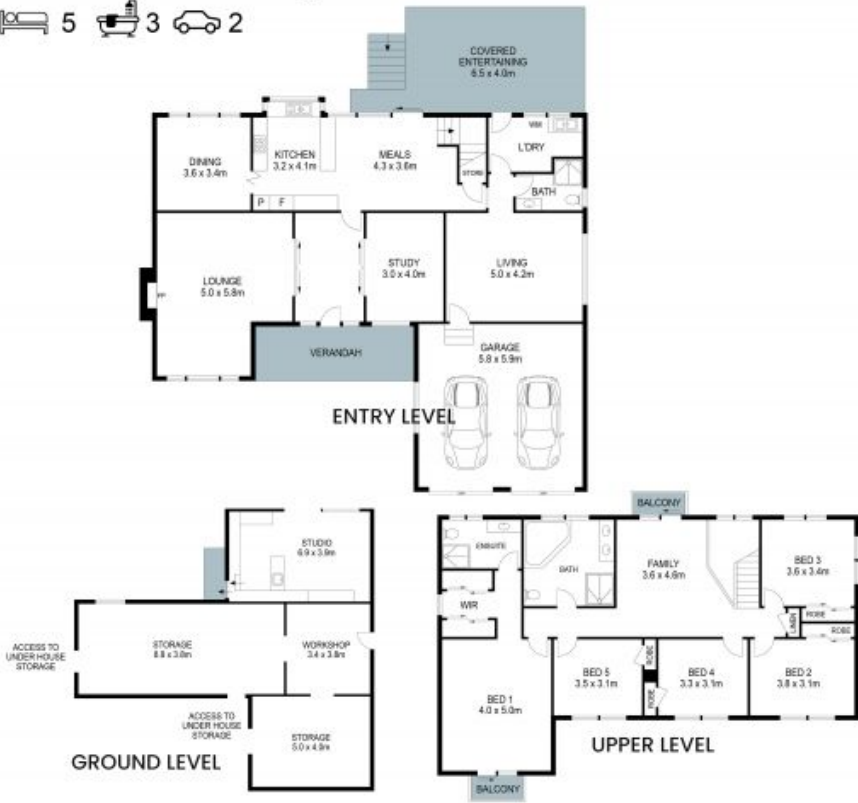


**Jessica Zhou**

0412 733 135

# 9A Hill Road, West Pennant Hills

5 3 2



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

