



29 Somerville Road Hornsby Heights, NSW

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### Opportunity plus +

This spacious single-level brick home presents exceptional opportunities with its prime location, set on an impressive 714.5m<sup>2</sup> of North facing land offering significant potential for future development. With a focus on privacy the property captures family lifestyle, offering ample space and becoming adaptable to a range of living preferences. For those seeking a renovator's dream, the property's generous dimensions provide numerous possibilities for customization.

The dual-street frontage and expansive outdoor area allows the property the potential for a granny flat (subject to council approval). Inside, the open-plan kitchen overlooks the backyard, seamlessly flowing into a spacious living room that features a cozy fireplace, perfect for entertaining family and friends.

#### Features:

- Located in the heart of Hornsby Heights, single level home 714.5 sqm of land

#### Inspect:

Saturday, 9th November 2024 11:00 - 12:00

#### Auction:

30/11/2024 10:00 am

#### Price:

Auction Guide \$1,100,000 30th Nov Onsite @ 10am



**Mathew Ferraro**

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Hornsby Heights



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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.