



34 Pulbrook Parade Hornsby, NSW

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## Prominent land in Waitara School Catchment

This stunning home is set on approximately 809 sqm of almost flat land with 20m street frontage, perched on the high side of the quiet street, presenting charming views onto the Ku-ring-gai national park. Set within the sought after Waitara Public School Catchment, this home is minutes' walk to James Park, While still having Hornsby Westfield and Station close by.

With 3 bedrooms of accommodation and a prominent piece of land and mature trees at backside providing shade in the summer and shelter in the winter. this property serves as an exceptional opportunity to buy into the upper north shore with future potentials

### Property Features:

- 809 sqm of almost flat land
- Situated on high side of street presenting views onto Ku-ring-gai Chase National Park
- Walking distance to James Park
- Bright, modern kitchen with top-of the-line appliances Bosch oven along with Robam brand...

**Auction:** 30/11/2024 11:00 am

**Price:** Auction 30th November Onsite @ 11.00am

**Council Rates:** \$610.30 p/q

**Water Rates:** \$282.26 p/q



**Geraldine (Xiao-Bin)  
Wang**  
0452 562 183



**Zachary  
O'Shaughnessy**  
0413 209 115

34 Pulbrook Parade  
Hornsby

STONE



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.