

**2 River Oak Way, Westleigh, NSW 2120**



**House For Sale**

Thursday, 16 January 2025

2 River Oak Way, Westleigh, NSW 2120

**Bedrooms: 4**

**Bathrooms: 2**

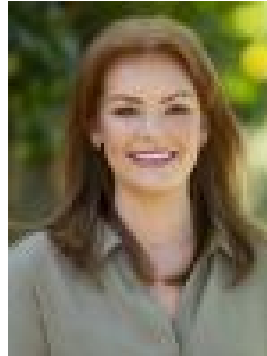
**Parkings: 2**

**Area: 432 m2**

**Type: House**



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Kate Barnett

## Auction Saturday 8 February, 5pm

Rich in lifestyle ease, this premium residence holds one of the best positions within the coveted 'Sanctuary Gardens Estate!' Set opposite private park grounds upon a prime corner setting, this freestanding home embraces harmonious living with the flexibility of separate lounge and family spaces adjoined by a radiant dining room. Open and airy, a stone kitchen with a gas cooktop and Smeg appliances serves a classic layout efficiently connecting to north-facing entertaining outstretched by a privately wrapped garden. Stylish plantation shutters and ducted air conditioning feature throughout both levels, with blissfully sized bedrooms on the second floor, headlined by a primary with a peaceful balcony and ensuite. Surrounded by quality estate amenities, effortless enjoyment is elevated with the club house, one of two pools and sporting courts moments from the front door. Within the catchment for Pennant Hills High School, walking distance of Thornleigh West Public School and close proximity to bus and train services, this sought-after location is loved by families and downsizers.

**Accommodation Features:** \* Entry foyer with light-filled double-height void, ducted air conditioning \* Plantation shutters, lounge room, dining, family living \* Kitchen with stone benchtops, breakfast bar \* Smeg appliances: gas cooktop, oven, dishwasher \* Bedrooms with mirrored built-in wardrobes \* Primary with private balcony, fully appointed ensuite \* Main bathroom with bathtub, shower, towel warmer \* Laundry with direct outdoor access, understairs storage \* Double garage with electric door, internal entry, backyard access

**External Features:** \* Freestanding, two-storey home on a prime corner position \* North-facing covered entertaining, retractable sunblind \* Wrap-around private garden, gated side entry \* Estate amenities include two pools (x1 lap pool), a spa, tennis and basketball courts, BBQ areas, parklands, a community herb garden, and an updated clubhouse

**Location Benefits:** \* 380m to 586 and 587 bus services to Pennant Hills High, Pennant Hills Station, Normanhurst Boys High School, Barker College, \* Hornsby Station Bus Interchange \* 1km to Thornleigh West Public School (zoned) \* 1.1km to Westleigh Village with ALDI, IGA, cafes, restaurants, and specialty stores \* 1.9km to Thornleigh Train Station \* 3.8km to Pennant Hills High School (zoned) \* 4.4km to Hornsby Westfield and entertainment precinct \* Close to Loreto Normanhurst, Normanhurst Boys High School, Barker College, Wahroonga Adventist School, Mount St Benedict College, St Leo's Catholic College, Hornsby Girls High School, Abbotsleigh, Knox Grammar

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In rooms - 2 Turramurra Avenue, Turramurra  
Contact Liana Power ☎0403 691 747  
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**Disclaimer:** All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.