

**23 Amaroo Avenue, Mount Colah, NSW, 2079**



**House For Sale**

Saturday, 11 January 2025

23 Amaroo Avenue, Mount Colah, NSW, 2079

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Fred Whong

## Light and bright in a premier walk-to-rail location

Bathed in garden views and bursting with charm, this single-level home is a real delight. Offering the perfect starter for a young family or a downsizer with plenty of space, it enjoys a peaceful setting close to transport, shops and schools. With the flexibility of a secluded teen wing or home office with its own entrance, it's a property that can easily adapt to changing needs. Defined by wonderful high ceilings and garden-view picture windows in all the bedrooms, there's still plenty of scope to further update and make your own. An easy 750m to the station, families will also appreciate the close proximity to local eateries.

- Bright and airy living/dining area awash with northerly sunlight
- Charming country-style kitchen with gas cooking and a breakfast bar
- Light-filled bedrooms includes a master suite with an ensuite bathroom
- Established gardens wrapped by near level lawns to the front and back
- 4th bedroom and an adjacent sun room/office with its own entrance
- Timber floors, ceiling fans and stunning picture windows throughout
- Built-ins, high ceilings and under-house storage/workshop space
- Quiet leafy pocket with ample street parking, just 750m to rail
- Walk to Mount Colah PS and close to quality local high schools
- 300m to Bite Me Bakehouse and convenient to Westfield Hornsby

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.