

**9A Hill Road, West Pennant Hills, NSW, 2125**

STONE

**House For Sale**

Friday, 15 November 2024

9A Hill Road, West Pennant Hills, NSW, 2125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



James Ramsay  
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## **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
- Family bathroom with corner spa, double vanity, plus a ground-floor bathroom
- Sundrenched all-weather balcony overlooking patio and established garden
- Double auto lock-up garage with internal access, roomy laundry, r/c air con
- In the catchment area for West Pennant Hills Public and Muirfield High School
- Approx. 110m to George Thornton Reserve, 850m to Coonara Shopping Village

Water Rates - \$171.41 Per Quarter

Council Rates - \$475 Per Quarter

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