

**1/10 Hoya Place, Cherrybrook, NSW 2126**



**Sold Duplex/Semi-detached**

Friday, 25 August 2023

1/10 Hoya Place, Cherrybrook, NSW 2126

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Contact agent

Welcome to this spacious duplex home offering a perfect blend of convenience and functional family living. The versatile lounge and dining space, along with the meals area, provide ample room for entertaining your guests or enjoy a casual family meal. A relaxing green room bathed in sunlight, adorned with numerous windows, invites seamless indoor/outdoor entertaining. The modern kitchen boasts abundant space, gas cooking, and a timber benchtop with a breakfast bar, conveniently central to the living spaces. Three bright bedrooms with large windows, air conditioning and generous proportions await, with the master bedroom featuring a private updated ensuite, and built-in robes, while the second bedroom comes with a built-in robe for added convenience. The main bathroom and ensuite showcase modern amenities, including toilets, vanities, and new shower screens, with the main bathroom also offering a luxurious bathtub. Step outside to enjoy quality outdoor living space with easy access to the sun-drenched green room, perfect for entertaining. The established and low maintenance gardens beautifully complement the lawns, creating a peaceful and serene atmosphere. Moreover, with 20 solar panels, this property ensures energy efficiency and environmental consciousness. This charming home has everything you need for a cozy and convenient lifestyle. Nestled in a tranquil, elevated cul-de-sac, this two-storey duplex offers convenient proximity to various shops, public transportation options, and excellent schools, making it an ideal family-friendly location. Within the sought-after Cherrybrook Technology High School and John Purchase Public School zones, both quality schools are just a short 4-minute drive away. The nearby Appletree Shops, only 550m walk from your door, provide a convenient corner store stop, while Cherrybrook Village, a mere 3 minutes up the street, offers a supermarket and a delightful selection of boutique restaurants and cafes. For larger-scale shopping and entertainment, Castle Towers is a quick 10-minute drive or accessible by nearby buses. Commuting to the city is a breeze with the city express bus and Cherrybrook Metro services readily available.

**Internal Features-** Versatile lounge and dining areas, along with a sunlit green room, ideal for indoor/outdoor entertaining.- Modern and well-equipped kitchen with ample space, gas cooking, and a timber benchtop featuring a breakfast bar, centrally located for convenience.- Three bright bedrooms with large windows, air conditioning and generous proportions, including a master bedroom with a private ensuite, built-in robes. Second bedroom also includes built-in robes.- Updated ensuite and well maintained main bathroom, both featuring toilets, vanities, and new shower screens, with the main bathroom also offering a bathtub for added luxury. Downstairs powder room off the laundry.- Additional features including 20 solar panels for energy efficiency, fresh paint and security camera system.

**External Features-** Quality outdoor living space, seamlessly connected to the green room, providing a comfortable area for outdoor enjoyment, surrounded by low-maintenance gardens- Single garage and carport in addition to the plenty of driveway and street parking

**Location Benefits:-** Appletree Shops | 500m (7 min walk)- Cherrybrook Village | 1.8km (3 min drive)- Appletree Park/Playground | 700m (9 min walk)- Cherrybrook Metro | 4.6km (7 min drive)- Castle Towers Shopping Centre | 6.5km (10 min drive)- Sydney CBD | 30.7km (30 min drive)- Bus Stop (Appletree Shops) | 550m (8 min walk)

**School Catchment:-** John Purchase Public School | 2km (4 min drive)- Cherrybrook Technology High School | 2.2km (4 min drive)

**Nearby Schools:-** Tangara School for Girls | 4.5km (8 min drive)- Oakhill College | 4.8km (9 min drive)- Pacific Hills Christian School | 6.8 (9 min drive)

**Municipality:** Hornsby Shire Council