

**1 Carroll Place, Westleigh, NSW 2120**



**House For Sale**

Wednesday, 12 June 2024

**1 Carroll Place, Westleigh, NSW 2120**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Auction Saturday 29 June, 11am

Embracing family-friendly living in one of Sydney's safest suburbs, this charming home is blissfully set within a tightly held cul-de-sac of just six residences, delivering a friendly community paradise with bushland trails and Westleigh Village footsteps from the front door. Original hardwood flooring seamlessly connects versatile open-plan living and dining spaces with a granite-topped eat-in kitchen designed for family functionality. Everyday convenience is enhanced through sunny carpeted bedrooms, a spacious study nook, and a handy clothing chute leading directly to the lower-level laundry. A brilliant use of space is delivered in an oversized double garage with easy access to under-house storage and a private multi-use office. Child-friendly lawns surrounded by native landscaping and stunning privacy hedging within a corner position provide untapped potential to take advantage of existing plans to add a granny flat or capitalize with a renovation or extension in the years to come (STCA).

**Accommodation Features:**

- \* Original hardwood floors flow throughout, picturesque outlooks from every window
- \* Open plan lounge room, versatile dining room/sitting room, eat-in kitchen
- \* Granite benchtops, Bosch dishwasher, freestanding 900mm gas cooktop and oven
- \* Split system air conditioning, study nook, bedrooms with updated carpet
- \* Main bedroom with wall of mirrored built-in wardrobes, powder room
- \* Main bathroom with separate bathtub and shower, heat lamp, instant gas hot water
- \* Clothing chute direct to lower-level laundry, ample storage, direct outdoor access

**External Features:**

- \* 695.6sqm corner block, established Photinia Red Robin hedges for privacy
- \* Colorbond fencing, child-friendly lawns, native drought-tolerant landscaping
- \* Irrigation with timers throughout gardens, easy access to plumbing, solar
- \* 3.12mx2.35mx1.8m garden shed with sliding door and windows on a concrete slab
- \* Drive through access to yard with secure parking bay for trailer, boat, caravan
- \* Oversized 2.5 car garage with access to private office, easy under-house storage
- \* Automatic garage doors, repointed roof, new gutters, new Colorbond balustrades

**Location Benefits:**

- \* Westleigh has been recorded as the fourth safest suburb in Sydney by Metropole, December 2023
- \* 123m to 586 and 587 bus services to Pennant Hills High School, Pennant Hills Station, Thornleigh Station, Hornsby Station, OLOR Waitara, Normanhurst Boys High School
- \* 500m to Westleigh Village with ALDI, IGA, cafes, restaurants and specialty stores
- \* 550m to Ruddock Park, Westleigh Tennis Club and Westleigh Dog Park
- \* 1km to Thornleigh West Public School, zoned for Pennant Hills High School
- \* 2.6km to Thornleigh Station
- \* 5.4km to Hornsby Westfield and entertainment precinct
- \* Close to Wahroonga Adventist School, Mount St Benedict College, Barker College, St Leo's Catholic College, OLOR Waitara, Hornsby Girls High School, Abbotsleigh, Knox Grammar

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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.