

**11 Short Street, Thornleigh, NSW 2120**



**House For Sale**

Friday, 3 November 2023

**11 Short Street, Thornleigh, NSW 2120**

**Bedrooms: 5**

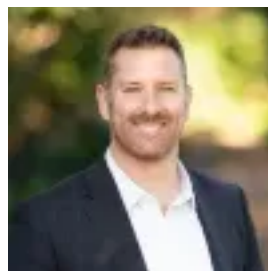
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dion Verzeletti  
0294818600



Nathan Leuzzi  
0294818600

## Auction Sat 25th Nov at 4pm - In Rooms

A rare and exciting gem offering fuss-free lifestyle appeal and a safeguarded future. Perfectly poised on the high side of the street, this property captivates with a single level three-bedroom home and separate self-contained two-bedroom granny flat complete with private entry. Enticing multi-generational families, investors and homeowners looking to maximise immediate returns, all set within the catchment for Pennant Hills Public School and Pennant Hills High School. Exemplifying modern living, the main residence has been immaculately renovated and maintained with innovative inclusions such as USB power points, remote-controlled WIFI lighting, LED downlights and Daikin four-zone ducted air conditioning. Stunning engineered timber floors flow through the heart of the home, where impressive skylights take centre stage. A showstopping stone kitchen with an integrated dishwasher and quality induction cooktop delivers a dramatic island bench finished with waterfall edges. Luxuriously appointed with a feature stone basin, the relaxing bathroom is easy to maintain with floor-to-ceiling tiles, whilst the large and carpeted master bedroom includes a mirrored built-in wardrobe. Stylish and contemporary, THE GRANNY FLAT welcomes a galley-style kitchen equipped with quality appliances, including a dishwasher and stone benchtops. Comfortable, air-conditioned open-plan living offers neutral interiors and tiled flooring leading to oversized carpeted bedrooms. An excellent opportunity currently leased at approx. \$400 per week. Exceptionally located in a quiet leafy cul-de-sac leading to bushland and the Great North Walk.

Conveniently close to Thornleigh Station, bus services, parks and Thornleigh Marketplace. Accommodation

Features: • Engineered timber flooring, tiles • Expansive skylights, LED downlights • Kitchen lights controlled remotely via WIFI • Open-plan living, Daikin four-zone ducted air conditioning • Stylish stone kitchen with island bench

• Electrolux induction cooktop, integrated dishwasher • Undermount double sink, under bench oven • USB power points, carpeted bedrooms • Master with mirrored built-in wardrobe • Dimmable light switches in bedroom and living room • Luxurious bathroom with floor-to-ceiling tiles • Heat lamp, stone basin, combined bath and shower • Internal laundry with external access

Granny Flat: • Tiled open plan living, a/c • Galley kitchen with stone benchtop • Omega cooktop, dishwasher • Under bench oven, European laundry • Two large carpeted bedrooms • Bathroom with shower, built-in wardrobe

External Features • Quiet, leafy cul-de-sac setting • High side of the street • Both homes access independently • Carport, paved entertaining area • Gazebo, established gardens

Location Benefits: • 55m to the Great North Walk bush trails (at the end of the street) • 380m to Thornleigh Marketplace with Woolworths, Dan Murphys and cafes • 390m to 589 bus services to Hornsby and Sydney Adventist Hospital • 450m to Jane Starkey Park • 460m to Thornleigh Aldi • 500m to Thornleigh Oval, playground and Thornleigh Dog Park • 510m to 600 bus services to Hornsby and Parramatta • 550m to Thornleigh Train Station • 550m to 82T9 and 586 bus services to Epping, Hornsby and Westleigh • 1.4km to Pennant Hills Train Station and Pennant Hills Library • 1.8km to Pennant Hills Public School (zoned) • Close to Sydney Adventist Hospital • 2.3km to Wahroonga Adventist School and Loreto Normanhurst

• 2.4km to Pennant Hills High School (zoned) • Central to Hornsby Westfield, Macquarie Shopping Centre and Castle Hill Towers • A short drive to Hornsby Aquatic and Leisure Centre • Convenient to Mount St Benefits College, Normanhurst Boys High School, Barker College, St Leo's Catholic College, OLOR Waitara, Hornsby Girls High School, Abbotsleigh, Knox Grammar School and more • Easy access to NorthConnex, M1 Motorway and M2

Motorway AUCTION: Saturday 25th November at 4pm - In Rooms LOCATION: TURRAMURRA RAY WHITE OFFICE - 2 Turramurra Av Turramurra Contact: Dion Verzeletti 0413 753 695 Nathan Leuzzi 0412 975 190 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.