

**12 Alan Avenue, Hornsby, NSW 2077**



**Sold House**

Saturday, 28 October 2023

12 Alan Avenue, Hornsby, NSW 2077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Amy Kaslar  
0294818600

**\$1,665,000**

With its eye-catching cottage appeal and 44m frontage, this single level home embodies all the charm the area is known for. Sitting on the high side of the street, it has an irresistible blend of period charm and modern style, delivering a well-configured floorplan that impresses. Easy care living is at its best here, complete with north-facing backyard that has a sizable paved courtyard and luscious level front lawns/gardens. Interiors enjoy an abundance of natural light, high ceilings and stylish flooring. The growing family and downsizers alike will love it here, being just steps to the bus, Hornsby Train Station, Hornsby Westfield Shops as well as quality public and private schools. Property Features:- Eye catching street appeal with its classic white picket fence and expansive front porch - Modern kitchen with granite benchtop and splashback, stainless steel appliances, gas cooking, and breakfast bar- Sun-drenched adjoining casual meals area with glass sliding doors to paved entertaining area in a supremely private setting- Open plan lounge and dining area - Generous master suite with ensuite and built-in robe- Two additional bedrooms, each complete with built-in robes- Sizeable main bathroom, fully tiled with shower/bath- Internal laundry with extra toilet - Double carport with additional parking space on driveway- North facing backyard- Flat block approximately 872.6sqm- Other features include storage throughout, freshly painted, ducted air-conditioning, gas cooking, picture windows, LED downlights and timber floors Location Features:- Hornsby North Public School catchment- Close to Hornsby Station and bus interchange- Close to Hornsby Westfield, restaurants, and entertainment precinct- Located in close proximity to the Berowra Bush Valley National Park- Located near a choice of private, selective, and Catholic schools including Mount St Benedict College, Barker College, St Leo's College, Normanhurst Boys, Hornsby Girls and Loreto Normanhurst For further information please contact Amy Kaslar on 0438 404 444 or Emily Ashman on 0451 707 804. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.