

**13-15 Oratava Avenue, West Pennant Hills, NSW
2125**



House For Sale

Thursday, 9 November 2023

13-15 Oratava Avenue, West Pennant Hills, NSW 2125

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1651 m2

Type: House



Jennifer Carr



William Carr
0427933913

Auction - Subdivision Potential (STCA)

With broad appeal and endless potential, 13-15 Oratava Ave is an outstanding opportunity to secure an incredible offering within walking distance of Thompsons Corner, public transport and quality schools. Sized at 1651sqm this block is an ideal subdivision site (STCA) with its second-to-none location in a sought-after pocket. The ultimate in convenience the property is just minutes' walk to an arterial bus stop (Pennant Hills Road) for city buses, Oakes Rd bus stop for express buses (20 mins) to the city constantly, 250m to the #635 stop (at Lonsdale & Oratava) and an easy 900m walking distance for the Kings, Tara, and Oakhill school buses (at Aiken Road). A choice of shopping precincts, including Castle Towers, Thompsons Corner (600m) easy access to the Metro Station and zoning to quality schools including West Pennant Hills Public (700m) and Carlingford High further confirms the supreme position of this property. The existing much-loved family home has been well-maintained and enjoys views to the Blue Mountains. High ceilings, over-sized windows, Kauri flooring and ducted air conditioning enhance the flowing living spaces whilst the tidy, over-sized kitchen with stainless steel appliances. Well-sized bedrooms (the master with its own ensuite) enjoy excellent storage and attractive garden views. The family bedrooms share a large bathroom with thoughtful second toilet. For those seeking a flexible floorplan for a home business or multi-generational accommodation the ground floor 'flat' will appeal. The sparkling blue swimming pool, will guarantee endless joyful summers ahead whilst the mature gardens provide endless places to sit, relax and appreciate the great outdoors. With a prime location in the heart of the community, large land parcel and charming, original family home this rare opportunity presents multiple alternatives to secure your future in a Blue Ribbon suburb. Move straight into the existing much-loved family home, seek to subdivide, or build a dream residence capitalising on the fabulous location and block - the choice is yours! Whatever your intent this supremely located address just moments to the very best of West Pennant Hills will perpetually reward its new owners in both lifestyle, convenience, and potential. For those seeking land, it is to be noted that the surrounding precinct is surrounded with stylish executive residences and this address presents the chance to build your own dream on a large and well-located block. Whilst original, the existing residence is presented in good condition and provides additional scope for renovation / extension or to comfortably live in whilst you submit plans to Council. Whichever your preference, 13-15 Oratava Avenue is an exceptional opportunity to assure your position in an established, family-oriented community with outstanding access to all amenities. Disclaimer: This advertisement is a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. No warranty can be given either by the vendors or their agents.