

# 149 Duffy Avenue, Westleigh, NSW 2120

STONE

## House For Sale

Friday, 14 June 2024

149 Duffy Avenue, Westleigh, NSW 2120

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 695 m2

Type: House



James Ramsay  
0288661500



Jessica Zhou  
0288661500

## **Auction Guide \$1,600,000**

Nestled in a tranquil garden oasis, this much-loved family home is bathed in natural light, with living spaces showcasing its northerly aspect through wall-to-wall windows and a delightfully private pool and entertaining patio offering the ideal setting for summer pool parties. It's just a stroll from Westleigh Village and is zoned for Thornleigh West Public and Pennant Hills High.- Charming interiors featuring timber accents and gorgeous botanical outlooks- Established low-maintenance gardens with multiple patios and grassed areas- Spacious formal lounge and open-plan family/dining room opening onto gardens- Classic, neutral-toned kitchen with all-Miele appliances and tiled splashback- Three sizeable, carpeted bedrooms equipped with mirrored built-in wardrobes- Fully tiled bathroom with a corner shower, skylight, and separate-entry toilet- Internal laundry nook with external access and storage, adjoining the kitchen- Double carport with lock-up storage, reverse cycle ducted air conditioning- Approx. 140m to Westleigh Village, 71m to buses, and 700m to Ruddock Park  
Water Rates - \$171.41 Per Quarter  
Council Rates - \$459.30 Per Quarter