

**25 Karloon Road, West Pennant Hills, NSW 2125**



**Sold House**

Friday, 27 October 2023

25 Karloon Road, West Pennant Hills, NSW 2125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



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## Contact agent

A stunning renovation and extension of this tightly held home has resulted in a magnificent masterpiece of modern family living. No expense spared, no detail overlooked, stunning spotted gum flooring, zoned ducted air conditioning, quality inclusions and welcoming sunshine flow throughout the split-level design. An entertainer's kitchen features an impressive Caesarstone breakfast bar and intelligent storage, whilst elegant upstairs bedrooms deliver built-in wardrobes and balcony. Relaxed living seamlessly opens to a covered composite wood deck overlooking a resort-style oasis. Completely remodelled, a saltwater, inground self-cleaning pool is surrounded by travertine paving and a poolside cabana complete with Merbau decking, an outdoor kitchen, fan and lighting. Superb landscaping and outdoor entertaining have been created for enjoyment throughout all seasons, strategic lighting brings the backyard to life after dark. Set to exceed all expectations within a fabulous location, walking distance to city-bound buses, moments from parks and recreational facilities, shopping centres, elite schools and the M2 Motorway.

**Accommodation Features:**

- \* Split level design, completely renovated
- \* Solid Spotted Gum floorboards, new LED downlights
- \* Ducted, zoned reverse cycle air conditioning, new doors throughout
- \* Plantation shutters, block-out blinds
- \* Luxury stone kitchen, waterfall edge, Asko dishwasher
- \* 900mm cooktop, 900mm Baumatic oven
- \* Lounge room overlooking backyard and pool
- \* Upstairs bedrooms with quality built-in wardrobes
- \* Versatile tiled 4th bedroom downstairs with sliding door access
- \* Contemporary bathrooms with floor-to-ceiling tiles
- \* Main bathroom renovation newly completed
- \* Walk-in shower, rainwater showerhead, large vanity
- \* Heat lamp, separate toilet, linen cupboard
- \* Oversized garage with workshop, built-in bench, shelves

**External Features:**

- \* 923.2sqm block, level lawns
- \* 6Kw solar, re-tiled entry patio, sensor lights
- \* Renovated pebblecrete pool, travertine pavers
- \* Merbau decking, pool cabana with outdoor fan and kitchen
- \* Covered composite wood balcony with pull-down shades
- \* Powered, lockable rear shed, outdoor garden lighting
- \* Established landscaping, covered ground level outdoor entertaining
- \* Double gate side access for caravan or boat

**Location Benefits:**

- \* 99m to 553 bus routes to North Rocks, Beecroft
- \* 450m to 620X and 622 bus routes to Wynard, Milsons Point and Dural
- \* 700m to 607 X, 651, 652X bus routes to Rouse Hill, Epping, Castle Hill and Wynard
- \* 2.4km to Beecroft Train Station
- \* 280m to Eaton Road Reserve
- \* 1.4km to Pennant Hills Golf Club
- \* 1.4km to Coles West Pennant Hills
- \* 2.2km to Woolworths Beecroft
- \* 2.3km to North Rocks Tennis Centre
- \* 2.7km to North Rocks Shopping Centre
- \* 3.2km to Carlingford Court Shopping Centre
- \* 6km to Castle Towers Shopping Centre
- \* Zoned Murray Farm Public School (1.7km)
- \* Zoned Carlingford High School (2.4km)

Convenient to Mount St Benedicts College, Arden Anglican School, Tangara School For Girls, James Ruse Agricultural High School, The Kings School, Oakhill College, Tara Anglican School for Girls, Loreto Normanhurst, Barker College, Normanhurst Boys High School, Hornsby Girls High School

- \* 7.6km to Macquarie University
- \* 7.2km to Sydney Adventist Hospital

\* Easy access to the M2 Motorway, M7 Motorway, NorthConnex

**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.