

**25 Vaughan Avenue, Pennant Hills, NSW 2120**



**House For Sale**

Thursday, 13 June 2024

25 Vaughan Avenue, Pennant Hills, NSW 2120

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 923 m2**

**Type: House**



Chris Khoudair  
0405122331



Emily Khoudair  
0416168870

## Auction

With charming street appeal, this stylish cottage is a flexible and fabulous home in a highly sought-after pocket. Combining ultimate convenience, with a northerly to rear aspect and magazine-worthy style, this immaculately maintained character dwelling promises irresistible family advantage in a Blue Ribbon location. With exceptional proximity to all the suburb's best amenities the property is in walking distance of Pennant Hills Public School (700m), Pennant Hills High School (400m), St Agatha's Catholic Primary School (1200m), Mount St Benedict College (1800m), Pennant Hills station via laneway (1100m) and local shops and cafes. A rare opportunity to secure a dress circle location, astute buyers will recognise the rarity of a property that ticks all the boxes and with a huge flat block - this is the listing you've been waiting for. + Blue Ribbon address with stylish double brick cottage + Leafy + ultimately private, 923.2sqm land parcel + Great block with endless potential STCA for expansion, granny flat or swimming pool+ Located in a desirable and convenient pocket surrounded by quality homes + Zoned for & walking distance to quality local schools + private school transport + Original cottage, single story home with high ceilings & character features+ Charming original details including picture rails, tiling, textured glass and timber flooring + Flexible floorplan allowing families to design a lifestyle suited to their own needs + Huge living room with oversized windows and feature fireplace + Separate dining with district views + Sunny kitchen drenched in natural light with stainless steel appliance suite+ Two full bedrooms with built in wardrobes plus one study / bedroom (total three) + Excellent storage throughout including under-house + Single lock up garage Live every day with the romance of a charming home but with the confidence of a foothold in an established, family-oriented community with outstanding access to all amenities. This enchanting cottage is sure to steal your heart and with the added value of schools, transport and shopping all within reach this is a rare offering in one of the most beautiful pockets in Pennant Hills. Light-filled and lovely with immaculate presentation this home will nurture your family through all stages with the added advantage of long term potential of owning a huge block in a prime location. Auction to be held on Saturday 6th July 2024 at 2.00pm on location."All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."