

**25 Victoria Road, Pennant Hills, NSW 2120**



**House For Sale**

Thursday, 8 February 2024

25 Victoria Road, Pennant Hills, NSW 2120

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Dion Verzeletti  
0294818600



Nathan Leuzzi  
0294818600

## Auction Saturday 2 March, 9:30am

Peacefully poised in a strategic position serving as a convenient gateway to the upper North Shore's finest schools, major arterial roads, and amenities, this impeccably presented single-level brick home radiates charm and low maintenance ease. Updated inside and out, a traditional floorplan revealing polished floorboards takes advantage of an enviable north-facing frontage infusing the home with natural light. Lofty ceilings amplify the sense of space with upgraded ducted air conditioning throughout. A new gas connection to the home boasts a gas heater point and gas cooking in the new kitchen, servicing open-plan dining and living. Stylishly renovated, the family bathroom with floor-to-ceiling tiles accompanies three restful bedrooms. Hassle-free, a flat and fully fenced backyard showcases an established new lawn with easy gated side access from tandem parking and a new single carport. A first-class location within walking distance of and zoned for Pennant Hills Public School and Pennant Hills High School.

**Accommodation Features:**\* Open-plan living and dining, high ceilings, LED downlights, polished floorboards\* Ducted air conditioning, gas heater connection, Norseman fireplace\* New kitchen with Omega gas cooktop, new bathroom with floor-to-ceiling tiles\* Sizeable bedrooms, mirrored built-in wardrobes, new wardrobe in third bedroom

**External Features:**\* Desirable north-facing frontage, large front yard\* Tandem parking, new single carport, fully fenced\* New established lawn in backyard, restored and painted roof

**Location Benefits:**\* 98m to the 626, 633 bus services to Pennant Hills Station, Castle Hill \* 370m to 625, 632 bus services to Parramatta, Rouse Hill \* 550m to Pennant Hills High School (zoned) \* 700m to Observatory Park \* 750m to Mount St Benedict College \* 1km to Pennant Hills Public School (zoned) \* 1.1km to Pennant Hills Market Place with Harris Farm Markets, IGA, and specialty stores \* 1.2km to Pennant Hills Train Station \* 1.7km to Beecroft Place with Woolworths \* 1.9km to Beecroft Station \* 2.1km to Thornleigh Station \* 2.2km to the Cumberland State Forest \* 2.5km to Thornleigh Marketplace with Woolworths and Dan Murphys \* 2.5km to Pennant Hills Golf Club \* 3.8km to Cherrybrook Village Shopping Centre \* 5.6km to The Epping Club \* 5.7km to Castle Towers Shopping Centre and Carlingford Court \* 6.6km to Hornsby Westfield and entertainment precinct \* 7km to Hornsby Aquatic and Leisure Centre \* 7.4km to Hornsby Hospital \* 7.8km to Eastwood Shopping Centre \* 9.2km to Macquarie Shopping Centre \* Close to Tangara School for Girls, St Agatha's Catholic Primary School, Arden Anglican School, The Kings School, Tara Anglican School for Girls, Normanhurst Boys High School, Hornsby Girls High School, Loreto Normanhurst, Barker College, St Leo's Catholic College, Wahroonga Adventist School, Abbotsleigh, Knox Grammar, Pymble Ladies College, Oakhill College, Jame Ruse Agricultural High School, Hornsby TAFE, Macquarie University\* Easy access to the Cumberland Highway, M2 Motorway, North Connex, M1 Motorway

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Onsite Contact Dion Verzeletti 0413 753 695 Nathan Leuzzi 0412 975 190

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.