

**2B/3-7 Hinemoa Avenue, Normanhurst, NSW 2076**

**SOAMES**

**Townhouse For Sale**

Friday, 14 June 2024

2B/3-7 Hinemoa Avenue, Normanhurst, NSW 2076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 246 m2**

**Type: Townhouse**



Patrick Goode



Edmond Wing Chun Wong  
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## **Auction Unless Sold Prior**

Ideal as a starter home or investment, this well-maintained townhouse is nestled in the peaceful heart of a boutique strata complex of twelve. Offers seamless indoor-outdoor living, the combined living and dining area flows effortlessly to a covered entertaining space and an enclosed established garden space. It features three generously sized bedrooms, including a master with mirrored built-in wardrobes and an ensuite, extra storage room/workshop attached to the garage and conveniently located moments from schools, shops, and Normanhurst train station. Features & Location Benefits:

- Open-plan lounge and dining area seamlessly extending to outdoor entertaining
- Spacious kitchen equipped with gas cooking and stainless steel appliances
- Three bedrooms featuring built-in wardrobes, with the master including an ensuite
- Full family bathroom complete with a separate bath and shower
- Downstairs laundry conveniently situated indoors with ample storage space
- Private garden boasting a covered entertaining area and level green space for play
- A single-car enclosed garage with two extra parking spaces outside
- Unleash the plentiful storage room for endless possibilities
- Walking distance to train, local shops, and within the Normanhurst Public School catchment

Legal address lot 4/3-7 Hinemoa Avenue, Normanhurst

For further information, please call Patrick Goode on 0420 904 580 or Edmond Wong on 0402 688 296. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.