

35 Wareemba Avenue, Thornleigh, NSW 2120



House For Sale

Friday, 3 May 2024

35 Wareemba Avenue, Thornleigh, NSW 2120

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Dion Verzeletti
0294818600



Nathan Leuzzi
0294818600

Auction Saturday 25 May, 12:30pm

Architecturally elegant, this blissfully elevated home inspires perpetual family appeal over a multi-level design amidst graceful resort-style terraced gardens and tennis court surrounds. Effortless daily living unfolds throughout open-plan interiors with polished flooring underfoot, captivating skylights and comfortable ducted-zoned air conditioning. Welcoming family-style cooking and entertaining, a stone kitchen enjoys quality appliances and garden outlooks. Light-filled bedrooms feature abundant storage, with the master flaunting a large walk-through wardrobe, mirrored dressing station, and ensuite. Unbound functionality is delivered within a lower level, presenting a sprawling fourth bedroom complete with an ensuite and kitchenette, while a spacious rumpus room opens to an expansive street-facing terrace holding independent versatility for long-stay visitors or in-law accommodation. Indulgent alfresco entertaining is relished throughout several zones, ideal for separate outdoor dining and relaxation. Serenely located in a superb setting with bus services metres away and the convenience of train stations moments from the front door.

Accommodation Features:

- * Light-filled open plan living, skylights throughout
- * Ducted zoned air conditioning, LED downlights, wood flooring
- * Spacious stone kitchen, Omega cooktop, Robam rangehood
- * Omega oven, Bosch dishwasher, large fridge space, internal laundry
- * Master bedroom with walk-through closet, dressing table, ensuite
- * Main bathroom with large free-standing bathtub, separate shower
- * Timber vanity, LED mirror, heated towel rail, separate guest toilet
- * Bedroom with expansive wardrobes, fourth bedroom with ensuite
- * Study, lower-level wood fire heater, split system air conditioning
- * Expansive rumpus room with independent access

External Features:

- * Elegant rendered exterior, quality paving, street-facing terrace
- * Rear alfresco entertaining with separate dining and relaxation zones
- * Half-sized tennis court, low-maintenance gardens, double garage

Location Benefits:

- * 35m to 588 bus services to Normanhurst stations, Normanhurst West Public School, and Hornsby Station
- * Stroll to Normanhurst West Public School
- * 1.4km to Thornleigh Golf Centre, The Brickpit and playground
- * 1.9km to Thornleigh & Normanhurst Train Stations
- * A short drive to Hornsby Westfield and entertainment precinct
- * Turramurra High Catchment
- * Convenient to Loreto Normanhurst, Wahroonga Adventist School, Normanhurst Boys High School, Barker College, St Leo's Catholic College, and Hornsby Girls High School

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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.