

**37 The Sanctuary, Westleigh, NSW 2120**



**Sold House**

Saturday, 24 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$2,350,000**

Nestled within the award-winning Sanctuary Gardens Estate, this grand dual level residence welcomes spacious lofty interiors throughout a substantial floorplan flaunting three separate living spaces. Embraced by formal and casual dining, a granite-topped kitchen effortlessly blends stylish entertaining with premium appliances and a seamless alfresco connection. Stunning established gardens surround easy-maintenance lawns and a serene pergola centred for tranquil relaxation and reflection. Elegant carpeted bedrooms with mirrored built-in wardrobes deliver an upper-level escape accompanied by a dedicated retreat and indulgent master suite showcasing a private balcony, extensive wall of wardrobe storage and ensuite. Indulge in the luxury of this dress-circle setting and exclusive resort-style amenities, including access to estate parks, swimming pools, a spa, tennis court, basketball court and community centre.

**Accommodation Features:**  
\* Lofty dimensions over a sprawling two-level layout  
\* Generous lounge, family living, retreat, dining, casual meals  
\* Granite-topped kitchen with Asko dishwasher, Smeg gas cooktop  
\* Electrolux wall oven and microwave, walk-in pantry  
\* Expansive master suite with balcony and ensuite  
\* Spacious bedrooms, built-in wardrobes, main bathroom with spa bath  
\* Study, ducted air conditioning, internal access from garage

**External Features:**  
\* Private and peaceful setting, manicured gardens  
\* Covered alfresco deck with gas barbecue outlet  
\* Garden pergola, easy-to-maintain lawns  
\* Double garage with automatic doors

**Location Benefits:**  
\* Within award-winning Sanctuary Gardens Estate  
\* Resort-style facilities include access to the clubhouse, swimming pools, spa, tennis and basketball courts, BBQ areas and parklands  
\* 510m to 586, 597 bus services to Pennant Hills High, Pennant Hills Station, Normanhurst Boys High School, Barker College, Hornsby Station Bus Interchange  
\* 1km to Ruddock Park, Westleigh Tennis Club and Westleigh Dog Park  
\* 1.1km to Thornleigh West Public School (zoned)  
\* 1.2km to Westleigh Village with ALDI, IGA, cafes, restaurants, and specialty stores  
\* 1.6km to The Brickpit and Thornleigh Golf Centre  
\* 1.8km to Thornleigh Bunnings  
\* 2km to Thornleigh Station  
\* 2.2km to Thornleigh Marketplace with Woolworths and Dan Murphy's  
\* 2.6km to Normanhurst Station  
\* 2.6km to Pennant Hills Market Place with Harris Far, IGA, cafes, restaurants and specialty stores  
\* 2.9km to Pennant Hills Station  
\* 4km to Pennant Hills High School (zoned)  
\* 4.2km to Sydney Adventist Hospital  
\* 4.2km to Hornsby Westfield and entertainment precinct  
\* 4.4km to Hornsby RSL  
\* 4.8km to Hornsby TAFE  
\* 4.8km to Wahroonga Village  
\* 5.6km to Hornsby Hospital  
\* 7.5km to Cherrybrook Village  
\* 11.8km to Macquarie University  
\* Convenient to Loreto Normanhurst, Normanhurst Boys High School, Barker College, Wahroonga Adventist School, Mount St Benedict College, St Leo's Catholic College, Hornsby Girls High School, Abbotsleigh, Knox Grammar, Arden Anglican School, Pymble Ladies College, Northside Montessori School, Tara Anglican School for Girls, The Kings School, Oakhill College, Tara Anglican School  
\* Easy access to the NorthConnex, M2 motorway and M1 motorway

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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.