

**3A Stuart Avenue, Normanhurst, NSW 2076**

**Sold House**

Friday, 19 January 2024

3A Stuart Avenue, Normanhurst, NSW 2076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Karen Page

**\$2,250,000**

This remarkable residence, only 12 years old and boasting a distinctive urban flair, is a haven of contemporary comforts that cater to your every desire. Upon crossing the threshold through the welcoming double front doors, you'll find yourself bathed in sunlight as you explore the elegant formal lounge, ascend the stairs to discover the unexpected charm of the modern open-plan living area leading to an expansive entertainer's deck. Indulge in the luxuries of this home, featuring ducted air conditioning, strategically placed gas heater points, a huge sun-drenched North East facing deck, and a master bedroom occupying its own private level. You will be captivated by the impressive street presence along with the location being a stroll to Normanhurst Train Station, adjacent to Kenley Park, and close to outstanding schools. Inclusions:- Master suite boasts double glazing, a walk-in robe, and ensuite.- Three generously sized bedrooms, one with walk-in robe, two with built-ins- Formal lounge or media room, doubling as a potential fifth bedroom- Open-plan chef's kitchen equipped with a 900mm oven, Omega 5-gas burner cooktop, 40mm stone benchtops, and a breakfast bar.- Downstairs powder room- Partly covered entertainer's deck overlooking a lush yard, perfect for leisurely outdoor activities. - Additional features include plantation shutters, gas heater points, an alarm system, zoned and ducted air conditioning.- Two 3500-litre water tanks, gutter guard, termguard, a garden shed, and a level yard with ample space for a potential pool. - Securely gated front yard offers two off-street parking spaces- Double remote lock-up garage with internal access. Location:- 900m to Normanhurst Train Station, village shops and cafes- 550m to Thornleigh Golf Driving Range and Brickpit Sports Stadium- 850m to Normanhurst Public School- 1.3km to Normanhurst Boys High School- 650m to Normanhurst West Public - 1km to Loreto Normanhurst and close proximity to Barker College, St Leo's College, Abbotsleigh School and Knox Grammar School- Short drive to Hornsby Westfield, Castle Towers and Macquarie shopping centres- Easy access to M2/M7 & M1 motorways Auction: Saturday 10th February @ 11am, registration from 10.30am For further information please contact Karen Page on 0418 643 264. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.