

**42 Grace Avenue, Frenchs Forest, NSW 2086**



**House For Sale**

Friday, 26 April 2024

42 Grace Avenue, Frenchs Forest, NSW 2086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 999 m2**

**Type: House**



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## Contact Agent

Basking in an elevated setting, this captivating double brick residence is perched on an impressive 999sqm (approx.) private landholding within a highly desirable family enclave. A rare delight, its tranquil yet exceptionally convenient location is just an approx. 130m stroll to Forestway Shopping Centre and within easy reach of the main bus interchange. Defined by its sprawling tiered rear gardens capturing Garigal National Park views, this veritable paradise of lush lawns and established trees offers further potential to develop, extend or renovate (STCA). Coming to market for the first time in 31 years, this much-loved home spans a spacious single level featuring high ceilings and sunlit interiors with gas heating and modern accompaniments. Complete with three spacious bedrooms plus a dedicated home office, it presents as the ideal family retreat with a lock up garage, separate carport and reverse cycle air conditioning.\* Formal living and dining with ornate 2.8m ceilings, ornamental fireplace\* Original slimline timber floors add a touch of character elegance to the living\* Adjacent home office which flows to the rear deck overlooking the garden\* Modern kitchen with stainless steel appliances, gas cooking and dishwasher\* Three generous Queen-sized bedrooms with ceiling fans, two with built-in robes\* Main skylit bathroom with tub and separate shower plus additional internal WC\* Mud room and internal laundry, abundant under house storage, reverse cycle AC\* Zoned for Frenchs Forest Public School which is only a short walk away and the soon to be rebuilt Forest High school\* Flat level walk to doctors, dentists and city buses \* Views to the Blue MountainsAll information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.