

**43 Penshurst Avenue, Penshurst, NSW 2222**



**Sold House**

Tuesday, 2 April 2024

43 Penshurst Avenue, Penshurst, NSW 2222

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



Patrick Wedes  
0418356789



Myanna Wedes  
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**\$2,325,000**

Sold By Patrick, Myanna & Taj! Step into the epitome of elegance, luxury and all-year-round comfort with this exquisite Federation-style home nestled in the prestigious pocket of McRaes Estate in Penshurst. Boasting timeless charm and class, this home offers an unparalleled living experience for families who love to entertain and enjoy the indoor-to-outdoor flow with ease. First time offered since 1973, this home has been the place for cherished family moments, weddings, birthdays, milestone events, and celebrations. The home evokes a beautiful energy that welcomes you from the moment you enter the front door making it the ultimate package in Penshurst. This generous quintessential Penshurst home is set across three levels including the garage with 643.1m<sup>2</sup> approx of level land and lovely elevated district views. The home offers the perfect balance of tranquillity, seamless functionality, and accessibility with dual-side access. Surrounded by lush greenery, you will experience the charm of a bygone era whilst enjoying the contemporary scenery with Bowral to Berry to French Pyrenees-inspired themes throughout the home. The floor plan will tick the boxes for multigenerational families, professional couples planning a family, interstate families looking to relocate, locals wanting to upgrade, essential workers, medical precinct staff, investors, and out-of-the-area buyers in particular from the Inner West wanting space, style, character and convenience. Families with children of all ages will love the outdoor area and a luscious swimming pool with a spa. Complete with solar panels and a balanced Feng Shui energy, the home caters to green thumbs with complimentary greenery, natural stone and multiple thriving garden boxes for homegrown produce. Indulge in the convenience of proximity to Penshurst's vibrant shopping and dining precinct. Quaint boutiques, cafes, and gourmet restaurants await just around the corner, ensuring that every day brings new discoveries and delights. The home is also set within an excellent school catchment zone with varying educational facilities available. For those commuting for work, you are positioned within minutes of Penshurst train station, bus access, Penshurst Park, McRaes Reserve, Moore Reserve and easy access to various neighbouring suburbs. Within 15 minutes of Sydney Airport, Lady Robinsons Beach, Monterey, Dolls Point, Ramsgate Beach and Brighton-Le-Sands. Easy access for golfing and boating enthusiasts with Hurstville Golf Course and Oatley Boat Ramp within 10 minutes of each other. Your slice of paradise in Penshurst awaits!

**Accommodation & Key Attributes:-** Four quality-sized bedrooms, high ornate ceilings, hand-crafted timber detailing, leadlight windows and wonderful natural sunlight.- Three bathrooms servicing both levels, internal laundry and a home office with a view looking out towards the swimming pool for those working/studying remotely.- Exquisite undercover outdoor area for all-weather entertaining, children playing games, sports, meditation, Yoga, sculpting artworks, painting and hosting events.- Lovely semi-enclosed front porch perfect for an outdoor setting, landscaped and manicured gardens, private aspect and beautiful cross-flow ventilation.- Grand "English Inspired" living space with bespoke chandeliers, a quality separation to the formal dining area which is complimented by a cast iron fireplace and French double doors to the outdoor area.- Open-plan kitchen with gourmet appliances including large gas cooktop, oven, dishwasher, stone benchtops, abundant cupboard storage and skylight.- nbn® Hybrid Fibre Coaxial (HFC) connected, in-ground swimming pool, undercover outdoor entertaining with cast iron fireplace, built-in bar and lanterns making it feel like a festival worthy of your attendance.- Spacious double-width auto garage, workshop, under-house storage, wine cellar and space on the driveway for a motorbike, vespa or a small jet ski.

**Local Amenities & Community Points Of Interest:-** Direct School Catchment: Hurstville Grove Infants School, Hurstville South Public School, Georges River College Penshurst Girls Campus, Georges River College Hurstville Boys Campus, Georges River College Oatley Senior Campus, Georges River College Peakhurst Campus and Marist Catholic College Penshurst.- 5-minute walk to BSP'ERIA, Ki Allo Café, South Pour, Gao Thai Penshurst, Inspired: Pilates, Yoga, Bare, Lovely Pets Grooming Salon and SG Hair.- 5-minute walk to Penshurst village, train station, IGA supermarket and bus access 940, 941, 943, 945, 2AT4, N10 (Westfield Hurstville, Bankstown, Riverwood Station and Lugarno).- Within 10 minutes of Hurstville CBD, Westfield Shopping, Event Cinemas, Hurstville Train Station, and the medical precinct including Hurstville Private and Waratah Private Hospitals.- Within 10 minutes of Oatley Boat Ramp, Hurstville Golf Course, Oatley Village, Crunch Gymnasium and Woolworths Mortdale.

**Land Size:** 643.1m<sup>2</sup> approx. (as per contract for sale). **Building & Pest Report Available To Purchase:** Yes. **Approximate Outgoings Per Quarter:** Council: \$547pq approx. Water: \$332pq approx. Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21. \*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. The aerial imagery outline is approximate and to be used as a guide.