

**46 Anne William Drive, West Pennant Hills, NSW  
2125**



**House For Sale**

Thursday, 14 March 2024

46 Anne William Drive, West Pennant Hills, NSW 2125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 935 m2**

**Type: House**



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## On Site Auction 6th April at 3:00pm

With charming appeal, this much-loved original residence sits on a huge 935m<sup>2</sup> parcel of land ready for a new family to call it home. With refreshed interiors, the property boasts a flexible floorplan with multiple living spaces to enjoy, enhanced high ceilings to the lounge and dining areas extending out to a large private alfresco entertaining area overlooking the established manicured gardens and tranquil inground swimming pool and spa. With a desirable north to rear aspect, this home is conveniently located in the blue-ribbon suburb of West Pennant Hills, within close proximity to City buses, sporting fields, nearby shopping hubs and the Cherrybrook Metro train station. Property Features:

- Light and bright split level design, boasting freshly painted walls and new timber flooring to the kitchen and meals areas
- Centrally located timber kitchen enjoys a rear yard outlook
- Separate lounge and dining room with new carpet and soaring high ceilings with sliding doors extending to the covered alfresco area
- Enclosed family room with slow combustion fire to lock in the winter warmth but also allowing you access to the alfresco decking area
- Spacious lounge room with floor to ceiling windows and views overlooking the pool
- Generous master suite with built in robe and ensuite access
- Three additional bedrooms complete with built in robes
- 3-way main bathroom servicing the upper level bedrooms
- Study nook bursting with natural light and built in cupboard
- Spacious private covered alfresco entertaining area creates a tranquil haven to relax or entertain family and friends
- Private sparkling inground pool & spa surrounded by a child friendly grassed playing area and established easy care gardens
- Automatic 2 car garage with internal access

Additional noteworthy features include: ducted air conditioning, new carpets throughout the home, freshly painted interior, new timber flooring, separate laundry on lower level, ceiling fans to bedrooms, alarm system and much more

Location Benefits:

- Zoned for West Pennant Hills Public School and Carlingford High School
- Close proximity to Thompsons Corner Shopping Centre (1.4km) and easy access to Cherrybrook Shopping Village (4.6km)
- Easily accessible to Cherrybrook Metro Station with parking (3.3km)
- A short distance to Pennant Hills Train station (3.6km) and 2.7km drive to Pennant Hills Golf Club
- 280m stroll to local and City Express bus stops on Aiken Road
- 1.8km to local Koala Park and 2.6km to Cumberland State Forest

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