

**46a Stevens Street, Pennant Hills, NSW 2120**

Laing+Simmons

**House For Sale**

Friday, 3 May 2024

46a Stevens Street, Pennant Hills, NSW 2120

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1021 m2**

**Type: House**



Chris Khoudair  
0405122331



Emily Khoudair  
0416168870

## Auction

Nestled privately from the street up a tree-line driveway, this much-loved home is a second-to-none address of absolute convenience. Appealing equally to savvy investors and multi-generational home buyers, 46a Stevens Street is a rare chance to secure an incredible offering within walking distance of Pennant Hills Station, schools, and amenities. Presenting as one dwelling that contains both a main home and second self-contained flat this is a flexible offering that will service those seeking a large family residence with in-law family accommodation.+ Outstanding location behind a gated driveway with excellent privacy + Well-maintained home with in-law accommodation + Tidy, timber kitchen with gas stove and garden views+ 4 well-sized bedrooms, master bedroom with ensuite + Large original 'family' bathroom with convenient separate toilet + Living zone located to rear for year-round enjoyment of a rear northerly aspect+ Enormous downstairs rumpus ideal for a second living area or would well-service a home-based business with private separate access+ Raised covered verandah ideal for hosting family and friends + Flat grassed area – plenty of room for children & pets + Concreted services area for garden shed & clothesline + Ample room for a swimming pool or granny flat (STCA) + Secured parking for at least four cars off street + Easy living & flexible floorplan - design a lifestyle suited to your family's needs + 1000m to Pennant Hills Marketplace (shopping, doctor, dentist etc) + 1100m to Pennant Hills Station + walking distance to Boundary Road bus stop + Zoned & walking distance to Pennant Hills Primary School (1100m) & High School (1100m)+ Walk to quality Catholic schools: St Agatha's (1100m) & Mt St Benedict College (1700m)+In-law accommodation offers further two beds, combined living dining, kitchen & single bathroom with separated off rear yard With a large flat block and sunny northerly to rear aspect, this tidy brick residence presents multiple alternatives to own a premier position in a sought-after pocket of Pennant Hills. Offering desirable flexibility and ample room for all the family, future proof your loved ones in an exceptional location with the space and proximity that will reward for decades to come. Auction to be held on Saturday 1st June 2024 at 10:15am on site."All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."