

**6 Gilgandra Avenue, Thornleigh, NSW 2120**



**House For Sale**

Friday, 27 October 2023

6 Gilgandra Avenue, Thornleigh, NSW 2120

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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## Auction Saturday 18 November, 12:30pm

Meticulously cared for and stylishly updated for modern living, polished hardwood floors complement a freshly painted interior with neutral tones. A seamless transition through living, dining and kitchen spaces flow to a north-facing balcony overlooking an expansive backyard. Established fruit-bearing trees feature with plenty of space to enhance outdoor living or add a pool (STCA). Downstairs delivers an enormous, tiled rumpus room, fifth bedroom and laundry with toilet, perfect as a teenager's retreat, in-law accommodation or ideal for a private work-from-home set up. Within a family-friendly locale, just footsteps from a playground, preschool, long daycare centre and bus stops.

**Accommodation Features:**

- \* 5 Bedroom two-storey home, freshly painted
- \* Polished timber floors, air conditioning
- \* Wood fire heater with brick mantle
- \* Spacious stone bench and gas kitchen w European appliances
- \* Master plus two other bedrooms with built in wardrobes
- \* Ensuite off master
- \* Contemporary bathrooms
- \* Main Bathroom with heat lamp and exhaust fans, double vanity, deep bathtub
- \* Ensuite with heat lamps and exhaust fan, vanity and heated towel rail
- \* Tiled rumpus and 5th bedroom downstairs
- \* Laundry with extra toilet, access to backyard
- \* Internal access to the garage

**External Features:**

- \* Painted exterior, newly painted driveway
- \* Established front garden with street appeal
- \* Oversized tandem garage with automatic door
- \* Gas connection for barbecue, balcony with stairs to backyard
- \* North-facing backyard, fenced, gated side access, garden shed
- \* Fruit-bearing Washington navel orange, grapefruit, imperial mandarin and fig trees

**Location Benefits:**

- \* 110m to Larool Preschool & Playground
- \* 120m to the local Thai Restaurant
- \* 120m to the 587 and 588 bus routes to Hornsby, Westleigh & Pennant Hills
- \* 750m Normanhurst West Public School (zoned)
- \* 850m to The Brickpit sporting facility
- \* 950m to Headen Park
- \* 1.5km to Thornleigh & Normanhurst Train Stations
- \* 1.8km to Loreto Normanhurst
- \* 1.9km to Thornleigh Marketplace with Woolworths and Dan Murphys
- \* 2km to Westleigh Village with ALDI
- \* Short drive to Hornsby Westfield and entertainment precinct
- \* 3.7km to Sydney Adventist Hospital
- \* Close to Hornsby TAFE & Hornsby Hospital
- \* Turramurra High School Catchment
- \* Convenient to Normanhurst Boys High School, Barker College, St Leo's Catholic College, Hornsby Girls High School, Wahroonga Adventist School, Abbotsleigh, Knox Grammar, Mount St Benedicts College, Arden Anglican School and Tangara School for Girls
- \* Easy access to M2 motorway, NorthConnex, M1 Motorway

Contact: ☎Dion Verzeletti ☎0413 753 695 Nathan Leuzzi 0412 97 5190

Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.