

78a Duffy Avenue, Westleigh, NSW 2120



House For Sale

Thursday, 4 April 2024

78a Duffy Avenue, Westleigh, NSW 2120

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Dion Verzeletti
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Nathan Leuzzi
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AUCTION

Privately ensconced within the prestigiously acclaimed Sanctuary Gardens Estate, this magnificent family residence offers unprecedented privacy on an incredible 700sqm, complemented by automatic gated entry and manicured gardens compiled over the sole owner's 23-year tenure. Elevated into a class of its own, high-end updates feature throughout a sprawling 300m² floor plan encompassing a generous lounge room, family living, casual meals and dining room with garden views featuring a breathtaking Queen of the Night. Exquisitely appointed, the stone-topped kitchen showcases a freestanding GLEM gas stovetop and high-performance oven, with a convenient walk-in pantry. Relaxing upper-level bedrooms deliver built-in wardrobes, ducted air conditioning and a grand master suite finished with a walk-in wardrobe, full ensuite and private balcony. Spectacular north-facing backyard with outdoor entertaining that enjoys an expansive pergola with easy-to-maintain paved surrounds encircled by an international chef's garden thoughtfully blended with beautiful seasonal botanicals. Brilliant estate amenities include two pools, a spa, tennis and basketball courts, shared gardens, barbecue facilities, a recently updated clubhouse, a community herb garden, as well as a variety of social clubs and events open to all residents.

Accommodation Features: * First time offered, still under a Mirvac 50-year structural guarantee * 300m² living space, security doors and windows, alarm system * Light-filled lounge room, dining room, family living, casual meals * Stone kitchen, GLEM freestanding gas cooktop and oven, * Fisher & Paykel double drawer dishwasher, walk-in pantry * Large, plumbed fridge space, tiled and wooden floors throughout * Built-in wardrobes in all upper-level bedrooms, main with walk-in robe * Large full ensuite, private balcony, ducted air conditioning * Main bathroom with separate shower and bathtub, stone-topped vanity * Acoustic glazing on all windows facing Duffy Avenue * Guest powder room, Rinnai gas heater, laundry with direct access outdoors

External Features: * Private 700sqm block within award-winning Sanctuary Gardens Estate * Expansive covered alfresco space, low-maintenance garden * Curated garden includes turmeric, banana, galangal, kaffir lime, cumquat, mandarin, mulberry, cherry guava, stevia, mothers of herb plantings * Automatic gates, stand-alone double garage, pedestrian entry via Duffy Avenue * Complex facilities include two pools (x1 lap pool), a spa, tennis and basketball courts, BBQ areas, parklands, a community herb garden, and a recently updated clubhouse

Location Benefits: * Bus stop at the front door with 586, 597 bus services to Pennant Hills High, Pennant Hills Station, Normanhurst Boys High School, Barker College, Hornsby Station Bus Interchange * 350m to Thornleigh West Public School (zoned) * 400m to Ruddock Park, Westleigh Dog Park and Westleigh Tennis Club * 600m to Westleigh Village with ALDI, IGA, cafes, restaurants, and specialty stores * 1.7km to Thornleigh Train Station * Zoned for Pennant Hills High School * Close to Loreto Normanhurst, Normanhurst Boys High School, Barker College, Wahroonga Adventist School, Mount St Benedict College, St Leo's Catholic College, Hornsby Girls High School, Abbotsleigh, Knox Grammar

Auction Saturday 27 April, 9:30am
Onsite Contact Dion Verzeletti ☎0413 753 695 Nathan Leuzzi ☎0412 975 190

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.