

# 8-10 Summerhaze Place, Hornsby Heights, NSW 2077



## House For Sale

Friday, 2 February 2024

8-10 Summerhaze Place, Hornsby Heights, NSW 2077

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 2480 m2

Type: House



Alex Iannuzzelli  
0294499066

## **Auction Sunday 25 February, 10am**

Exquisitely designed, this 6-bedroom family home, complemented by a ground-level studio, spans approximately 2480sqm of levelled land with DA approval for sub-division for two separate titles, offering a serene and private lifestyle. This property presents an unparalleled opportunity for owner-occupiers, investors, or developers. This meticulously crafted property seamlessly blends luxury, functionality, and investment potential, making it an exceptional choice for those seeking a refined and versatile living space.

**Accommodation Features:**

- \* Two distinct self-contained living areas, each with its private entrance
- \* Two modern kitchens, one with marble benchtop, seamlessly integrated with light-filled open-plan living and dining areas
- \* Elegant timber flooring throughout
- \* Fully air-conditioned for comfort in every season
- \* Expansive covered entertaining decks boasting breathtaking views of the Berowra Valley National Park
- \* Six generously sized bedrooms, five equipped with built-in robes
- \* Spacious studio/rumpus room downstairs accompanied by a renovated bathroom

**External Features:**

- \* Highly desirable north to rear aspect
- \* Oversized garage with ample storage and parking space for up to 4 cars, with remote control access and external door entry
- \* Attractive rental return with an existing tenancy at \$1,550 per week
- \* The current residence, post-proposed subdivision, occupies 885sqm
- \* Second lot featuring a proposed 200sqm building envelope on 1596sqm
- \* Conveniently located for easy access to Hornsby CBD, shops, hospital, and schools.

**Location Benefits:**

- \* 240m to the 596 bus services to Hornsby Heights Public School, Hornsby village and station
- \* 5.7km to Crosslands Reserve, Berowra Creek and boat ramp
- \* Easy access to Hornsby Heights Public School
- \* Close to local cafes
- \* Superb family friendly community
- \* Close to Barker College, St Leo's Catholic Primary School and Hornsby Girls High School

**Auction** Auction Sunday 25 February, 10am  
**Onsite Contact** Alex Iannuzzelli 0416 722 709

**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.