

**8 Berenbel Place, Westleigh, NSW 2120**



**Sold House**

Friday, 29 September 2023

8 Berenbel Place, Westleigh, NSW 2120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Amy Kaslar  
0294818600



Emily Ashman  
0294818600

## Contact agent

Set high side in a tranquil cul-de-sac ready to imagine your first pool party, this single level charmer ticks all the boxes for the family. Light infused interiors deliver an exceptional floor plan with a large family room, separate dining and living room. Entertaining by the pool is effortless on the covered terrace or in the very versatile poolside studio, optional guest, office or living area. The generous block includes plenty of space for the kids to play, fenced and private from the road. The home gardener will appreciate the multiple veggie boxes in which to establish their own market garden. Four bedrooms include a master with ensuite and most with robes. Quiet yet connected, it rests within easy walking distance of the bus, Westleigh Village, Ruddock Park and Thornleigh West Public School. Accommodation Features: \* Bright, light filled interiors, expansive family room\* Built-in TV cabinetry, plantation shutters, ducted a/c\* Formal dining room, spacious casual living room\* Modern stone kitchen, breakfast bench, dishwasher\* Four spacious bedrooms, most fitted with built-in robes\* Master retreat opens out to the rear and features an ensuite and walk-in robe\* Spa main bathroom, internal laundry, direct access to the over-sized lock up garage with storage\* Recently installed (Dec 2021) Colorbond roof by top supplier- Hagartys\* Recently replaced (Dec 2021) 'Mitsubishi Heavy Industry' air conditioning compressor\* Newly upgraded switchboard with 'Clipsal' brand circuit breakers, indoor and outdoor 'Clipsal' switches and sockets External Features: \* High-side on a wide fronted, north to rear\* Fenced and very private, spacious lawn and easy care garden\* Inground pool, covered alfresco terrace\* Flexible large studio, guest suite, office or living room with a vaulted ceiling\* Multiple veggie boxes, additional off street parking, two large garden sheds Location Benefits: \* 180m to the 586 and 587 bus services to Thornleigh Station, Pennant Hills Station, Pennant Hills High School, Normanhurst Station, Normanhurst Boys High School, Hornsby and Barker College\* 600m to Westleigh Village\* 700m to Westleigh Dog Park\* 750m to Westleigh Tennis Club and Ruddock Park\* 1.2km to Thornleigh West Public School\* 2.7km to Thornleigh Station\* 2.8km to Pennant Hills High School\* 3.1km to Pennant Hills Harris Farm Markets\* 4.8km to Sydney Adventist Hospital\* Easy access to Normanhurst Boys High School, Loreto Normanhurst, Barker College and St Leo's Catholic College Contact ☎ Amy Kaslar ☎☎ 0438 404 444 Emily Ashman ☎ 0451 007 804 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.