

**85A Palmerston Road, Hornsby, NSW 2077**



**House For Sale**

Friday, 10 May 2024

85A Palmerston Road, Hornsby, NSW 2077

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 917 m2**

**Type: House**



Tim Latham  
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## Auction Saturday 1 June, 9am

Discreetly tucked away at the end of a secluded driveway, a light-filled north-facing entry introduces this home's diversity of living spaces, with exciting possibilities for separate self-contained living and untapped potential of a powered under-house room welcoming the opportunity of a home gym, retreat, cellar, or studio workshop. Pristinely presented main level living and dining zones are united by polished wooden flooring and strategically positioned bedrooms flanking both sides of the residence. Rich in space and storage, a granite kitchen is complemented by updated appliances, downstairs a practical kitchenette conveniently serves a versatile rumpus room and outside courtyard. Recent upgrades reflected throughout include new electrical wiring, replaced plumbing pipes, the addition of ceiling fans and a clever reconfiguration resulting in a main bathroom with a relaxing spa bath and individual laundry boasting powder room facilities and direct outdoor access. Alfresco entertaining cascades across a beautiful garden setting, culminating in a sprawling grassed yard complete with a cubby house for children to play and a covered deck ideal for relaxation and dining. Sitting on the cusp of Waitara and Wahroonga, this expansive 917sqm property is just a momentary stroll from James Park, Hornsby Ku-ring-gai's medical precinct, local cafes, Waitara Public School and your choice of Waitara and Hornsby train stations.

**Accommodation Features:**

- \* Freshly painted throughout, polished wooden floors
- \* 2.5 bathrooms
- \* Fujitsu split system air conditioning, LED downlights
- \* New electrical re-wiring and plumbing, ceiling fans
- \* Granite kitchen with updated Smeg induction cooktop
- \* Smeg rangehood, Smeg oven, new Fisher & Paykel dishwasher
- \* North-facing lounge room, dining opens to alfresco entertaining
- \* Rumpus room with kitchenette, opens to the courtyard
- \* Replaced carpet in master bedroom, ensuite
- \* Built-in wardrobes, main bathroom with spa bath
- \* Laundry with powder room facilities and direct access outdoors

**External Features:**

- \* Large 917sqm battle-axe block
- \* Long private driveway, gated entry
- \* Repainted externally, covered alfresco deck
- \* Large grassed yard with cubby house
- \* Courtyard with drive-through access
- \* Rainwater tank, under-house storage with power
- \* Versatile under-house room for potential gym, studio or cellar
- \* Landscaping includes banana trees and camellias

**Location Benefits:**

- \* Footsteps to local cafes, children's activity centres and gyms
- \* 42m to James Park
- \* 170m to Hornsby Ku-ring-gai Hospital
- \* 240m to the 575-bus route to Hornsby, Turramurra Station and Macquarie University
- \* 900m to Waitara Public School
- \* 1.2km to Hornsby Westfield
- \* 1.7km to Hornsby Station and Waitara Station
- \* Convenient to Hornsby Girls High School, Barker College, St Leo's Catholic College, Abbotsleigh and Knox Grammar School

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Onsite Contact: Tim Latham ☎0493 599 009  
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.