

**9 Miller Avenue, Hornsby, NSW 2077**

STONE

**Sold House**

Thursday, 14 September 2023

9 Miller Avenue, Hornsby, NSW 2077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 660 m2**

**Type: House**



Geraldine XiaoBin Wang  
0452562183

**\$1,739,000**

Sold by Geraldine Wang 0452 562 183 Nestled in a serene and leafy neighbourhood, just mins walk to Hornsby station and Westfield, this exciting renovator's delight comes with a double brick home on 660.2sqm parcel of near flat land, this clean and sunny block has 16m frontage and no easement. The 1920's era house in a slightly elevated position to the neighbouring house, enjoys uninterrupted sunlight on its north side. It showcases beautiful high ornamental ceilings, two spacious bedrooms plus sunroom/study/single bedroom, multiple living rooms with dining room potential for extra bedroom, gas kitchen, bright family room with meal area flowing to almost flat backyard with lawn. Seize the opportunity to transform this house to your dream home in the extra convenient location, explore the endless possibilities that this property holds! Features: - Large formal lounge with north aspect - Spacious Formal dining with fireplace, with potential for extra bedroom - Two good sized original bedrooms, one with built-in robe - Main bathroom with a bathtub - Gas kitchen with ample cabinets - Casual meal area off kitchen flowing to outdoors - Bright family room with north facing windows - Second bathroom combined with laundry - Sunny backyard with near flat lawn and shed Location: - 700m approx. to Hornsby Westfield - 1km approx. to Hornsby Station - 1.4km approx. to Hornsby Hospital - 1.4m approx. to Hornsby Girls High School - Express trains to City - Easy access to M1 - Many elite schools nearby including Barker College Outings: - Council rate 568.6 - Water 206.3 To truly appreciate what this property has to offer contact Geraldine Wang 0452 562 183 and Steve Noakes 0431 620 422. "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.