

# 9 The Ridge, Frenchs Forest, NSW 2086



## House For Sale

Saturday, 24 February 2024

9 The Ridge, Frenchs Forest, NSW 2086

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Nima Aliasgary  
0299847100



Awais Khan  
0299754663

## AUCTION

9 The Ridge, Frenchs Forest is proudly presented by Nima Aliasgary and Awais Khan of Ray White Fairweather Group.\*\*\* For more information, contact Nima on 0424 999 399 or Awais on 0426 525 256. \*\*\*AUCTION TO BE HELD ON SATURDAY 23 MARCH 2024 @ 5PM - ONSITE Tucked away in a quiet yet centrally located cul-de-sac, this relaxed entertainer is the perfect place to unwind and enjoy family time. Well-maintained with refreshed modern interiors, it features a sunny East to rear aspect on a generous 696sqm block. Spread across a mostly single level with parking underneath, it features four bedrooms, a generous living space and designer kitchen that spills out to a rear entertaining deck. This sophisticated residence culminates in a Zodiac Heated Magnesium Saltwater pool and level child friendly lawn framed by manicured, easy care gardens. This exclusive opportunity offers further potential to capitalise and expand or add another storey (STCA) and its coveted address is just a 450m stroll to Forestway buses, within the catchment for Wakehurst Public School and the soon to be relocated and newly built Forest High School. With an array of shopping options to choose from including the newly announced Town Centre, Forestway and Glenrose as well as the Belrose Super Centre, this idyllic retreat presents as the perfect family starter. • Manicured block tucked away in a quiet cul-de-sac, conveniently close to everything. • Open plan living and dining with air con, timber flooring and large picture windows. • Designer stone kitchen with sleek black cabinetry, Miele gas cooking and AEG dishwasher. • Four bedrooms, master features air con, walk through robe and fully tiled ensuite bathroom. • Fully tiled main bathroom with bathtub and separate shower, laundry opens outdoors. • 13kW 3 phase solar system significantly reduces annual electricity bill to around \$600. • Expansive all weather entertaining deck elevated to overlook the water glimpses and bushland views. • Magnesium, saltwater swimming pool with Zodiac heater, edged by travertine and glass. • Double automatic lock up garage, opens to rear with abundant under house storage. Estimated Rental Price Per Week: \$1450 - \$1495 Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest\*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.\*\*\*\*