

**92 Denman Parade, Normanhurst, NSW 2076**



**House For Sale**

Thursday, 15 February 2024

92 Denman Parade, Normanhurst, NSW 2076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Thomas Merriman

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## Auction

This engaging, stylish residence offers the very best of family functionality, comfort and convenience, resting high-side from the road on its 697sqm block. Predominantly full brick, it spills over a mostly single level showcasing stunning updates and an effortless flow out to the expansive covered terrace and inviting pool. The kitchen is a highlight, superbly designed and finished with stone benchtops, a large island bench, high-end appliances, a clever study area and expansive storage. The four bedrooms are well separated with the option of two master wings, one overlooking the pool and one opening to the front terrace. The home has been impeccably maintained and presented, with all the attributes needed for a great family life including child friendly lawn, space for a workshop and generous parking. The location is outstanding for convenience with bus services across the road, Normanhurst Boys High School around the corner and steps to further excellent schools, the shops and rail. Accommodation\* Bright and welcoming, high ceilings, family/TV room\* Large dining room with a gas fireplace, ducted a/c\* Deluxe and substantial designer stone gas kitchen\* Highland gas cooktop, 2 Smeg ovens, filtered water\* Immense island bench, study nook, good storage\* Wall of bi-fold doors retract to the rear alfresco terrace\* Private master retreat with robes, 2nd privately placed optional master and terrace access\* Two further children's bedrooms both with built-ins\* 2nd contemporary bathroom with internal laundry

External Features:\* Excellent high-side position from the road, 697sqm block\* Wraparound front terrace capturing a green district outlook\* Substantial covered rear entertainer's terrace by the large pool\* Child friendly secure backyard with lawn and veggie box\* Generous single lock up garage plus single carport\* Expansive under house storage, room for a workshop and cellar\* Rainwater tank for the gardens

Location Benefits:\* Bus stop for the 587 and 588 services to Thornleigh, Hornsby Station, Normanhurst Station, Westleigh and Waitara is across the road\* 190m to Normanhurst Boys High School\* 550m to Normanhurst Station and village\* 750m to Normanhurst Public School\* 1km to St Leo's Catholic College\* 1.1km to Loreto Normanhurst\* 1.3km to Normanhurst Oval\* 1.3km to Waitara station\* 1.3km to Barker College\* 2km to Westfield Hornsby

Contact Thomas Merriman ☎ 0401 840 859?????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.