

**6/11 Edgeworth David Ave, Hornsby, NSW, 2077**

STONE

**Apartment For Sale**

Friday, 30 August 2024

6/11 Edgeworth David Ave, Hornsby, NSW, 2077

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Steve Noakes  
0294570040



Adam Noakes  
0450753268

## Exceptional Location

Located on the top floor of a charming, solid brick building with just 8 apartments, this newly renovated gem is a haven for light and air lovers! With 3 generously sized bedrooms suitable for families with young children or teenagers, plus an additional study off the master bedroom ideal for a home office, this apartment is perfect for various family dynamics.

Enjoy unmatched convenience with Hornsby Westfield, the train station, Hornsby hospital, and some of the area's most prestigious schools, including Barker College, Hornsby Girls & Waitara Public all just moments away.

### Features:

- Spacious combined living and dining area leading to a sun-soaked balcony
- Modern kitchen with ample cupboard space and freestanding oven
- Three spacious bedrooms, master with private balcony and reverse cycle air conditioning
- Pristine fully tiled two-way bathroom with separate bathtub and shower
- Large internal laundry, freshly painted with a neutral color palette
- Ample storage, reverse cycle air conditioning, and oversized lock-up garage

### Location:

- Under 2 minute (approx.) walk to Hornsby Westfield, cafes & restaurants
- 350m (approx.) stroll to Mark Taylor Oval & PCYC
- Short drive to Waitara Public School
- 7 minute (approx.) drive to Barker College

### Outgoings:

- Strata rates- \$944.54 pq (approx.)
- Council rates - \$416.83 pq (approx.)
- Water rates - \$172.79 pq (approx.)

To truly appreciate what this property has to offer contact Steve Noakes 0431 620 422 & Adam Noakes 0450 753 268.

"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.