

# 1 Andrew Close, Mount Colah, NSW 2079



## House For Sale

Sunday, 23 June 2024

1 Andrew Close, Mount Colah, NSW 2079

Bedrooms: 3

Bathrooms: 2

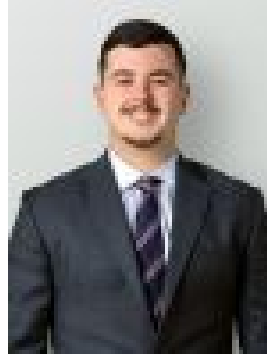
Parkings: 1

Area: 760 m2

Type: House



Fred Whong  
0450473411



Harry Parker  
0449583940

## For Sale

Nestled in a cul-de-sac on a prime 760sqm level block, this beautifully presented home offers a wealth of opportunities. Ideal as a family home, it also boasts exceptional potential for future development, including the option to extend, add a granny flat or simply re-build on this large level block (STCA). On the market for the first time, families will love this sought-after location, within walking distance to the station, schools, and local shops. Freshly updated throughout, bathed in sunlight and opening to expansive lawns perfect for children's play, from this premier lifestyle setting enjoy convenient access to Westfield Hornsby, picturesque Bobbin Head, and major city arterials.

- Spacious single-level open plan layout with the option of multiple family areas
- Near new kitchen featuring 40mm Quartz Carrara stone countertops
- Quality appliances, 700mm oven, Miele dishwasher and soft-close cabinetry
- Formal lounge and dining rooms, plus a large flexible second living area
- Light-filled and generously proportioned bedrooms all with new ceiling fans
- Master suite enjoys garden vistas, his/her robes and an ensuite
- Fully enclosed Northeasterly backyard with expansive level lawns
- Updated family bathroom includes a bath and separate shower
- Reverse cycle air conditioning, new light fittings, fresh paint and plush new carpets
- "Solarhart" hot water system
- Oversized garage with throughway access directly to the rear garden
- Wide street frontage with options to extend or re-build (STCA)
- Walking distance to rail, local shops and Asquith Golf Club, 900m to Mount Colah Public School
- Bus service to Hornsby Station at the entrance of the cul de sac
- Close proximity to Westfield Hornsby and the M1 for rapid city access

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.