## 15 Yarrabung Avenue, Thornleigh, NSW 2120 House For Sale



Type: House

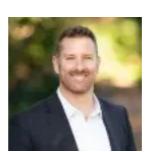
Wednesday, 10 July 2024

15 Yarrabung Avenue, Thornleigh, NSW 2120

Bedrooms: 4 Bathrooms: 2 Parkings: 2



Dion Verzeletti 0294818600



Nathan Leuzzi 0294818600

## Auction 3rd August, 12.30pm

Retreat from the outside world to something truly special in this pristine family home built just 15 years ago. Welcomed by a stunning terraced garden and sun-soaked northern frontage, double entry doors introduce harmonious interiors streaming throughout formal and casual living spaces, inspiring a balanced family lifestyle. Ease into each day in the tranquil covered Zen garden or simply relax to the sounds of trickling water. Open-plan living engages effortless entertaining indoors and out, generously equipped with quality appliances and a walk-in pantry, the oversized kitchen makes every day cooking a breeze. Airy, covered outdoor entertaining surrounds a sensational built-in pizza oven and spit, ideal for hosting enviable celebrations within the peaceful backyard featuring a stunning heated saltwater pool with spa and calming waterfall. Spanning a private accommodation wing, oversized bedrooms with ample storage are accompanied by a flexible study or fifth bedroom. Blissfully located, walking distance to bus services, local eateries, parks, and schools, with the centre of Hornsby and Pennant Hills, reached within a few minutes by car. Accommodation Features: \* Double front door entry, tiled throughout, high 2.7m ceilings \* Ducted air conditioning, ceiling fans, gas heater bayonet \* Formal living, family living, casual meals, dining \* Open plan kitchen with walk-in pantry, stone benches \* Glass splashback, Bosch dishwasher, pigeon fridge and freezer space \* Smeg freestanding 900mm 6-burner gas stovetop and oven \* Primary suite, ensuite with spa bath, double vanity, shower heat lamp \* All bedrooms are carpeted with substantial built-in wardrobes\* Study/5th bedroom, walk-in storage, linen cupboards\* Light and bright main bathroom with bathtub, separate shower, heat lamp, gas hot water External Features:\* Immaculate home built 15 years ago, high side of the road \* North-facing frontage, established terraced garden\* Covered Zen garden with fishpond, airy covered outdoor entertaining \* Built-in pizza oven and spit, outdoor sink, gas bayonet \* Heated saltwater pool with spa and waterfall \* Chefs garden, private backyard, gated side access \* Double garage with automatic door, storage/workshop space, internal accessLocation Benefits: \* 70m to 588 bus services to Normanhurst Station, Normanhurst West Public School, and Hornsby \* 350m to Larool Preschool and Playground \* 500m to local Thai restaurant, cafes and amenities \* 1.1km to Normanhurst West Public School (zoned) \* 1.9km to Thornleigh Station \* 1.9km to Thornleigh Marketplace with Woolworths and Dan Murphys \* 3.8km to Hornsby Westfield and entertainment precinct \* Convenient to Wahroonga Adventist School, Mount St Benedict College, Loreto Normanhurst, Normanhurst Boys High School, St Leo's Catholic College, Hornsby Girls High School, and Barker CollegeAuction: Auction 3 August, 12.30pmOn-siteContact: Dion Verzeletti 0413 753 695Nathan Leuzzi 0412 975 190Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.