

**2A Arianna Avenue, Normanhurst, NSW 2076**

**ALLEN & SHEPPARD.**

**House For Sale**

Friday, 3 May 2024

2A Arianna Avenue, Normanhurst, NSW 2076

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1260 m2**

**Type: House**



James Sheppard  
0404863233



Craig Taylor  
0294819000

## **Auction 25th May onsite at 2:45pm**

Positioned on a large 1260m<sup>2</sup> block, this single level family home features an abundance of room inside and out. The large lot owns a driveway to Redgrave Rd, Normanhurst (number 21A) and enjoys a street frontage at 2A Arianna pl, Normanhurst, making the 1260m<sup>2</sup> of land a possibility for future development - subject to Council Approval. The single level home has a warm country feel with a wing containing the 5 bedrooms, all with built in robes and an ensuite to the main. The expansive lounge and dining room, plus the separate rumpus room both open to a large level lawn and multiple patio areas. The home enjoys an eat in kitchen, ducted air conditioning throughout and a beautiful sense of privacy and light with the extensive use of glass doors. The near level and clear lot is just a 900m walk to Normanhurst train station and close to multiple schools including Loreto Normanhurst, Normanhurst Boys and more. Move in and enjoy the space both inside and out in a convenient location whilst you look to capitalise in the future. A must to inspect. Note. Formal address is 21A Redgrave Rd, Normanhurst. Main street front access via 2A Arianna Pl, Normanhurst. 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.