

**35 Valley Rd, Hornsby, NSW, 2077**



**House For Sale**

Thursday, 19 September 2024

35 Valley Rd, Hornsby, NSW, 2077

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Stunning Bush Views | Spacious Family Retreat

Nestled in a tranquil bushland setting, this beautifully maintained family home offers the perfect escape while still being conveniently close to Hornsby CBD. Boasting three bedrooms with the option to convert a space back to a fourth, the home features a spacious open-plan lounge and dining area, two expansive entertaining decks, and a master bedroom with ensuite. Light-filled interiors, with serene bush views from nearly every room, create an inviting atmosphere. Recently repainted inside and out, this home is ready to move in and enjoy for summer.

### Features

- + Expansive lounge and dining area featuring stylish laminate flooring
- + Additional second living room for extra versatility
- + Two of the three bathrooms have been recently renovated
- + All bedrooms include built-in wardrobes
- + Easily adaptable to create a fourth bedroom
- + Contemporary kitchen with electric appliances
- + Air conditioning for year-round comfort
- + Cosy slow combustion fireplace
- + North aspect covered entertaining deck, complemented by a second deck
- + Land size: 791 sqm
- + Rental potential: \$950 - \$1000 p/w approx.
- + Council rates: \$476 p/q approx.
- + Water rates: \$300 p/q approx.

### Location

- + School catchment: Hornsby South Public School: 2.2km
- + Hornsby Mountain Bike Trail: 1.7km
- + Hornsby Aquatic and Leisure Centre: 2.1km
- + Hornsby Station and CBD: 2.2km
- + Hornsby Westfield: 2.3km
- + Westleigh Bush Park: 2.3km
- + Barker College: 2.4km
- + Hornsby Girls High School: 2.5km
- + Waitara Station: 2.6km
- + Thornleigh Golf Centre: 3.4km

Auction on site Saturday 12th October at 12pm if not sold prior.

For your convenience a Building Report is available for this property. To access the report please use the following link:  
[https://www.beforeyoubuy.com.au/reports/35-valley-road-hornsby-nsw-2077/building-pest?utm\\_medium=link-letter&utm\\_source=ofi](https://www.beforeyoubuy.com.au/reports/35-valley-road-hornsby-nsw-2077/building-pest?utm_medium=link-letter&utm_source=ofi)

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