



6 Salisbury Downs Drive, West Pennant Hills



ANOTHER SOLD! BLUE-RIBBON LOCATION, CONVENIENT TO ALL AMENITIES!

ANOTHER SOLD! Call Deborah O'Brien 0408 472 427 for details!

We are proud of our success in selling yet another property, achieving an excellent result. If you need advice on selling or buying Real Estate, please call Deborah for honest, prompt and professional attention.

Occupying a prized position in the exclusive Salisbury Downs Drive estate, this VERSATILE RESIDENCE is set on a high-side 1200sqm block and offers all of the benefits of this sought-after neighbourhood. Imagine the ease of strolling to the neighbourhood shops, restaurants & salons at nearby Coonara Avenue Shopping Village only 650m away. In addition, vast parklands with play areas are nearby as well as sporting fields and the many bush walks (& cafe!) within the Cumberland State Forest. An added convenience for those commuting to work: the city bus stop is a mere 500m away and the upcoming train station is within a comfortably close 700m walk.

The attention to detail is apparent from the moment you enter the vast foyer, tastefully decorated and filled with natural sunlight. This sense of style continues throughout the choice of living/dining spaces which include an elegant formal living room, functional bar room and ultra-spacious rumpus room with combustion heater. In addition, at the heart of the home, the family dining area adjoins a wonderful kitchen, complete with gas cook-top, ample storage, European appliances, integrated dishwasher and breakfast bar.

Designed for easy entertaining, the casual living rooms open effortlessly via French Doors to the unrivalled grounds. The entire 1200sqm gardens surrounding this home have been thoughtfully landscaped to ensure absolute privacy, with covered pergola overlooking the sparkling pool, and plenty of potential to capitalise on the extra garden space beyond.

Upstairs, the layout has been cleverly designed to offer the utmost versatility. Each of the bedrooms and bathrooms are of generous proportions and the storage options are fantastic: in addition to the walk-in robes, built-in robes and dual linen press, you'll discover access to enormous in-roof storage too! The largest family will be comfortably accommodated here. The master bedroom boasts a sleek modern ensuite plus a balcony with breathtaking views. The guest suite is ultra-spacious and features its own ensuite bathroom, ideal for your extended family. There is also potential to further enhance the versatility of the floor-plan, with the second bedroom and downstairs home office/study both having bathrooms adjacent.

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

 1,200 sqm

Price Guide \$2,150,000 - \$2,350,000

ID# 11138102053



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