



6 Salisbury Downs Drive, West Pennant Hills

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VERSATILE FAMILY RESIDENCE ON 1200sqm in PREMIERE LOCATION!

Occupying a prized position in the exclusive Salisbury Downs Drive estate, this impressive home offers all of the benefits of this sought-after neighbourhood, including easy access to shops and parklands, close proximity to upcoming train station plus elevated district views.

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.

Special extras offered by this inviting residence include: reverse-cycle ducted air-conditioning, dual access to the home office, double garage with internal access plus ample off-street parking, gas heating and ceiling fans plus tasteful decór throughout.

This is a rare opportunity to secure a home in this tightly-held neighbourhood. We are privileged to offer this exceptional home on behalf of the proud original owners and invite you to contact us to arrange your private preview inspection.

**TO BE AUCTIONED ON-SITE SATURDAY 24th FEBRUARY at 3pm IF NOT SOLD BEFOREHAND**

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

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

ID# 11138102053

**Open for Inspection**

Sat 17 Feb, 2:00pm - 2:30pm

Sat 24 Feb, 2:00pm - 2:30pm

**Auction Time**

Sat 24 Feb, 3:00pm

**Auction Location**

ON SITE



**Deborah O'Brien**  
0408 472427

