



## FOR SALE

### LOCATION - POTENTIAL - VIEWS

Elevated in a peaceful and quiet area, this well maintained and solid home sits on a generous 873 sqm block offering potential and convenience. With a desirable north facing aspect the home is bathed in natural light and boasts panoramic views over Ku ring gai Chase National Park.

This property is perfect for those buyers looking for a solid foundation to renovate and add their own personal style to create their dream home. Featuring double street access, there is ample opportunity to add an inground pool or even a separate and private granny flat (STCA) further enhancing the property's appeal.

- Downstairs, the open plan kitchen dining and living area serves as the heart of the home, ideal for family gatherings and everyday living
- The original kitchen includes ample cupboard and drawer space, equipped with an electric cooktop, oven, dishwasher and new fridge, providing a functional cooking space
- Also on the lower level, the laundry with adjoining bathroom opens directly to the large rear lawn, offering convenience for family and friends
- Upstairs, you'll find three well-sized bedrooms, each with built-in robes, alongside a large family room. This space opens through expansive glass doors to a full-length balcony, showcasing stunning views of Ku ring gai Chase National Park
- The original family bathroom is well maintained and includes a shower, separate bath, vanity and a separate toilet room, perfect for the busy family
- The huge rear lawn provides a safe and enjoyable space for children and pets to play, making an ideal family friendly environment
- Additional features include split aircon units for year-round comfort, polished floorboards throughout the upstairs level and new carpet downstairs in the living area, security alarm system for peace of mind, auto oversized garage, solar panels to promote energy efficiency

This property offers a unique opportunity to create your ideal living space in a beautiful peaceful setting. Don't miss out on the chance to make it your own!

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
Market Preview

**OPEN FOR INSPECTION:**  
N/A



**Karen Turner**

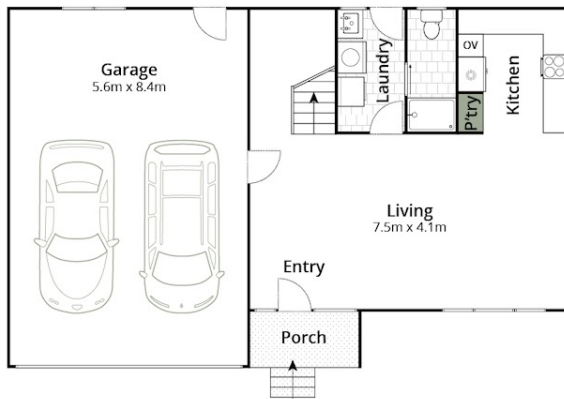
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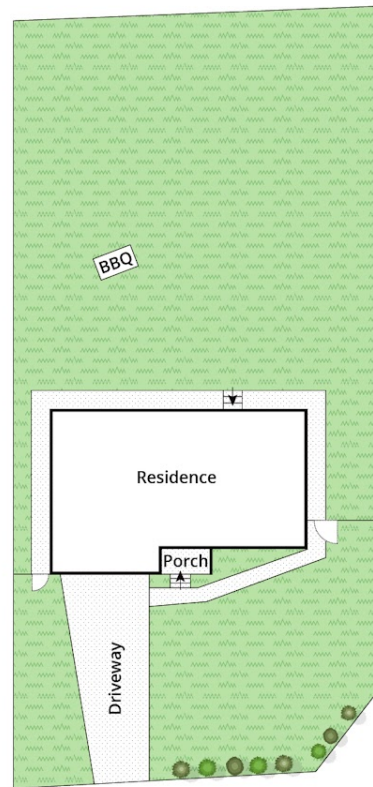
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First Floor



Ground Floor



Site Plan

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**33 Cowrang Avenue, Terrey Hills**

Turner & Cullen



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.