



## FOR SALE

### FULL-BRICK QUALITY, WALK TO EVERYTHING YOU NEED

If you've been searching for a home that offers space, practicality and a convenient Upper North Shore lifestyle, this full-brick townhouse deserves your attention.

Positioned in a quiet residential street, townhouse 3/9-11 Forbes Street, Hornsby combines solid construction with the kind of everyday practicality that makes life easier. Whether you're upsizing, downsizing or looking for a quality investment, you'll appreciate the generous layout, low-maintenance design and proximity to transport, shopping and schools.

This well-maintained 3-bedroom, 2-bathroom home was built in 2004 and balances durability with comfort and flexibility. Separate lounge and dining areas create room for entertaining, working from home or simply enjoying a more relaxed pace of life. Timber floorboards downstairs add warmth and character, while the modern kitchen with gas cooking connects easily to the living areas and outdoor entertaining space.

Outside, the private courtyard provides an inviting setting for weekend barbecues, hosting family and friends or enjoying a morning coffee. Upstairs, all three bedrooms are well proportioned, including a main bedroom complete with its own ensuite. The home also includes a double lock-up garage with remote control access for secure parking and additional storage.

The location adds even more appeal. You'll be moments from Westfield Hornsby, Hornsby Station and the Hornsby Aquatic and Leisure Centre, while still enjoying the privacy of an established residential pocket. The area is also close to a wide range of restaurants, including Chinese, Japanese, Korean and Lebanese dining options, along with Asian, Indian, Korean and Lebanese grocery stores. Cafes, restaurants, parks, Florence Cotton Reserve and the Hornsby Mountain Bike Trail are all nearby. Residents can also enjoy walking-distance access to the newly opened Hornsby Park, which features mountain biking trails and recreational spaces, while Bobbin Head Park is only around a 10-minute drive away.

Families will also appreciate that the property falls within the catchment areas for Hornsby South Public School (Kindergarten to Year 6) and Hornsby Girls' High School (Year 7 to Year 12). Barker College is also within walking distance.

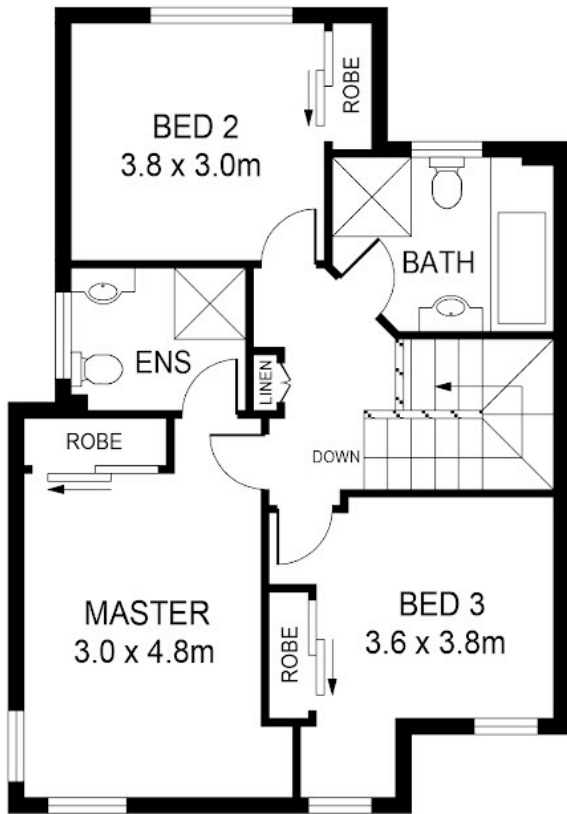
3 BED | 2 BATH | 2 CAR

PRICE:  
Offers Invited

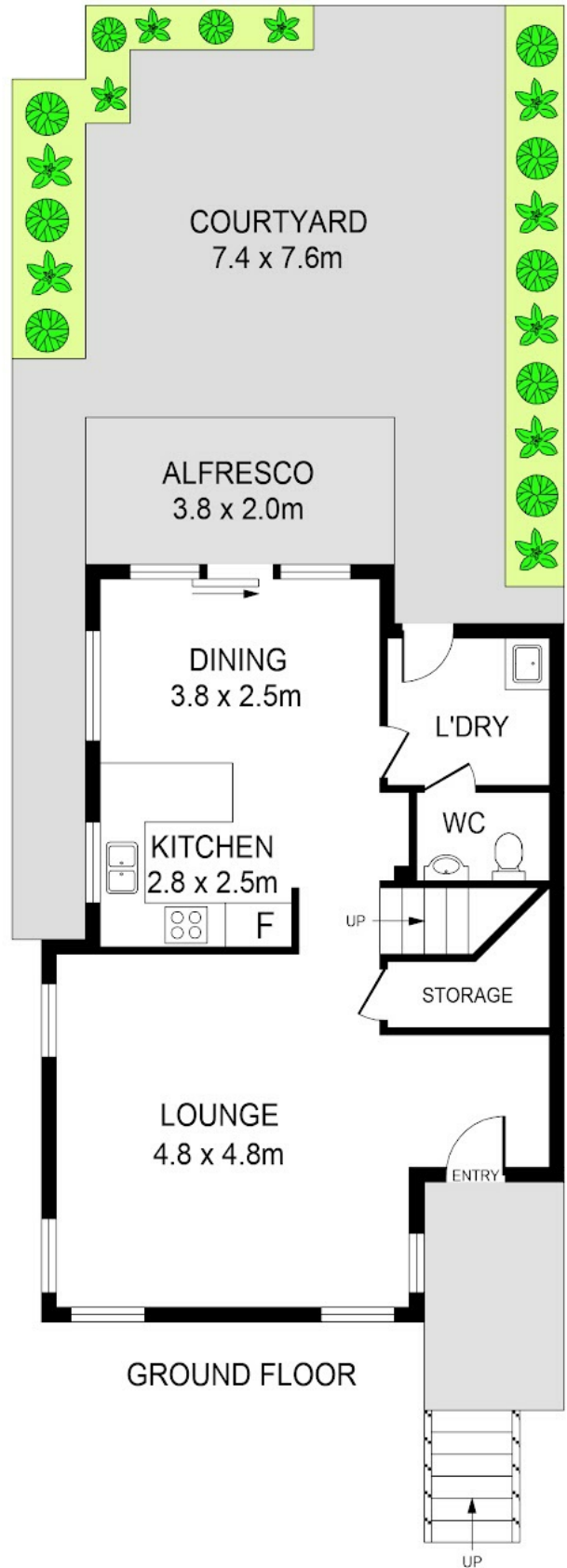
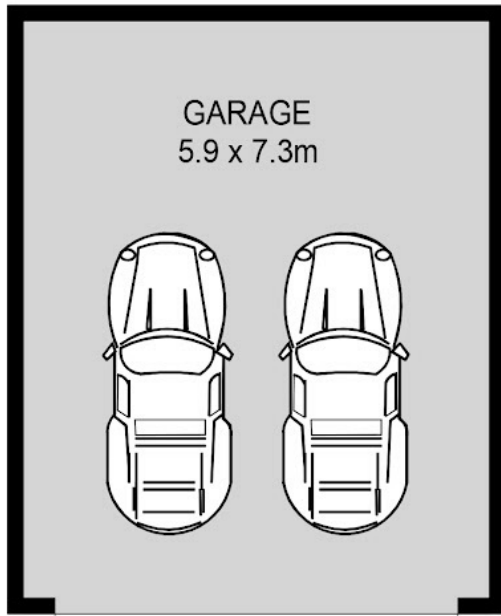
OPEN FOR INSPECTION:  
Jun 17 at 10:00am - 10:30am



**Ning Widjaja**  
**0416197919**  
ning@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FIRST FLOOR



GROUND FLOOR

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.

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.  
PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

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