



# guardian



23 Ashley Avenue West Pennant Hills NSW

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Enjoying location within a quiet avenue just moments from local amenities, this unique residence offers a private oasis to be appreciated by growing families. Boasting a split-level design which features multiple living zones, home is full of character and charming touches. High ceilings highlight the freshly painted interiors and add to the sense of space offered. Leafy views from the well-equipped kitchen make food preparation and cooking a delight. Enjoy entertaining family and friends on the rear elevated decking or relaxing by the private pool in the warmer weather. Established trees give shade and added privacy to the appealing exteriors and outdoor entertaining spaces.

Formal accommodation is comprised of four well-sized bedrooms, with the master suite enjoying the privacy of an ensuite, and abundant storage including walk-in wardrobe and triple built-in robe. Skylights throughout the home allow

**Price** : For Sale

**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/west-pennant-hills/residential/house/7898095>



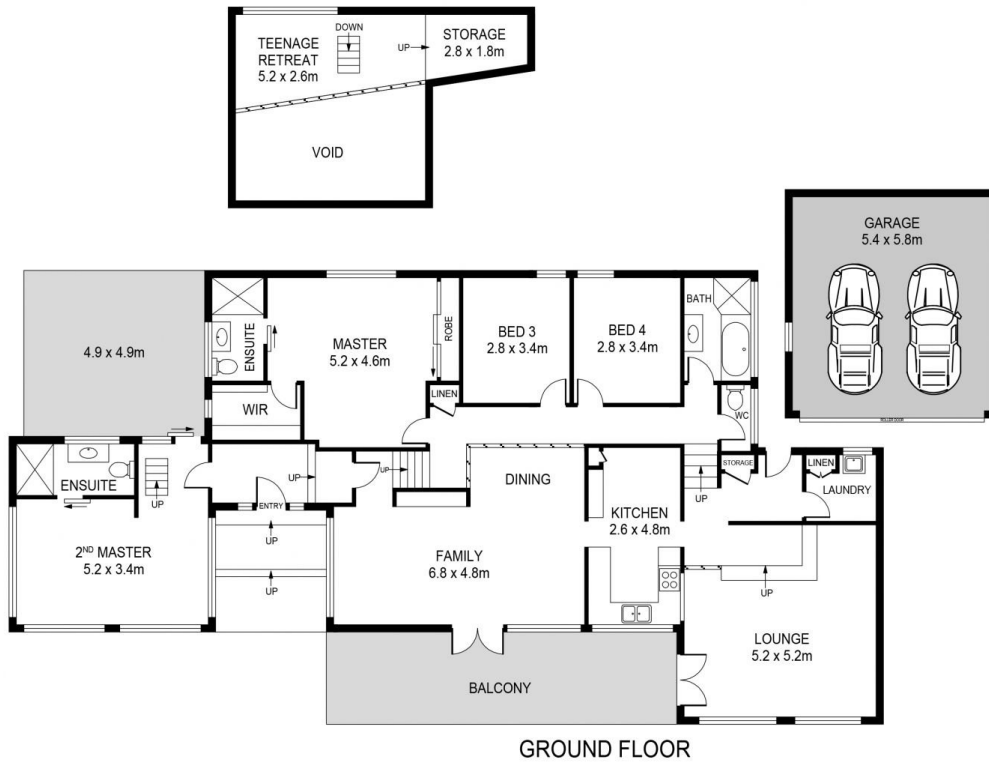
**Simon Kowald**  
0407 433 660



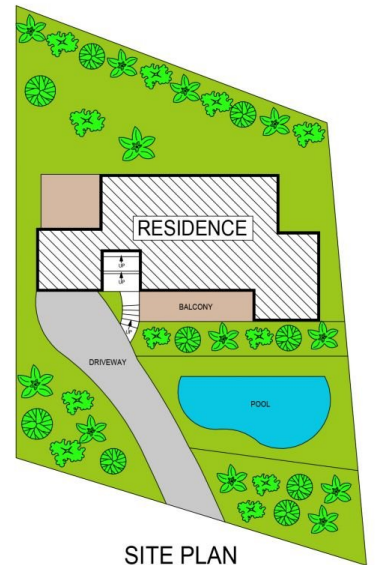
**Luke Browning**  
0431 378 280

<https://www.guardianrealty.com.au>

258 Old Northern Road Castle Hill NSW  
02 9659 5222



GROUND FLOOR



SITE PLAN



## 23 ASHLEY AVENUE, WEST PENNANT HILLS

**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.

