



15 Karloon Road West Pennant Hills, NSW

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### Family perfection in Murray Farm Public and Carlingford High School catchments

A grand entertainer where style, dimensions and superior finishes irresistibly unite, this exceptional rendered brick home spanning 923sqm land promises absolute lifestyle excellence in an advantageous location. Contemporary fixtures, vast open living expanses and resort-like poolside entertaining all combine for the ultimate desirability - while its family-minded address makes for effortless CBD commuting, with M2/city buses in approx. an 800m walk, and Carmen Drive village approx. 1.2km away.

**Price:** \$2,420,000.00

**Council Rates:** \$460.95 p/q

**Water Rates:** \$166.00 p/q



**James Ramsay**

0420 665 913



GROUND FLOOR



FIRST FLOOR



SITE PLAN

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



15 KARLOON ROAD, WEST PENNANT HILLS

