



46 Frenchs Forest Road East Frenchs Forest, NSW



### Impeccable family home with huge north-facing garden

Set on a huge approximately 849sqm block and encircled by immaculate established gardens, this impeccably presented home has housed just two families in its 60-year history. Ideally positioned to offer proximity to essential amenities, this charming home has been comprehensively soundproofed to create a private and peaceful haven tailor-made for a young family or downsizers looking to plant roots in a sought-after location with a welcoming community.

- Spacious and private north-facing backyard with child-friendly level lawn, cubby house, garden shed and fully-fenced
- Generous, contemporary kitchen with breakfast bar and European appliances
- Butlers' pantry/laundry adjoining kitchen with direct access to backyard
- Casual meals or living space adjacent to kitchen and opening out onto wide covered timber entertaining deck
- Bright, open-concept living/dining with air conditioning
- Air-conditioned master bedroom with built-in robes and ceiling fan
- Two additional, double-sized bedrooms

**Price:** Auction - Contact Agent

**Council Rates:** \$472.00 p/q



**Chris Elliott**

0410 416 066



**Louise Ashdown**

0414 764 108



**Site Plan**

Internal Living: 127 sqm  
 External Living: 50 sqm  
 Total Living Area: 177 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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