



7 Hayley Place Cherrybrook, NSW

4 1 3 2

### Prime family opportunity, quiet cul-de-sac address

A rare mix of position, privacy and outstanding potential defines this endearing property. It holds pride of place at the end of a leafy cul-de-sac upon a level 834sqm, with ample space for larger families, including study and versatile rumpus, flexible scope to enhance. Zone for Cherrybrook Tech and John Purchase Public. Cherished for more than two decades, it's a canvas of possibilities for generations to come.

- Positioned high among tranquil tree-lined surrounds, no overlooking residences
- Vast array of living including large teenagers' retreat, versatile home office
- Stately formal dining/lounge with high vaulted ceilings and ornate fireplace
- Central open plan kitchen has 5-burner gas cooktop, breakfast bar/casual meals
- All beds feature built-ins, master complete with walk-through robe to ensuite
- Dual garage and workshop/internal access, split system a/c, back-to-base alarm
- Impressive rear yard, with the opportunity to add a granny flat STCA
- Family-minded area, 800m to Appletree Shopping Centre and 2km to Cherrybrook Shopping Village

**Price:** Under Contract  
**Council Rates:** \$550.10 p/q  
**Water Rates:** \$144.11 p/q



**Graham Black**

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**Sam Shamal**

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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.

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STONE

