

26 Warne Street Pennant Hills, NSW

3 1 1 2

**Rare opportunity on 760sqm, footsteps from rail and amenities in premier pocket**

Tucked away behind lush privacy hedges and set on a generous 760sqm lot, this iconic residence exudes timeless elegance and undeniable appeal with bright, high-ceiling interiors adorned with rich timber floors and delightful period details. It's a rare opportunity to enjoy as-is, renovate, or build your dream (STCA) in a sought-after pocket of Pennant Hills offering comfort & convenience just a stroll from schools, shops, and transport, it's zoned for Pennant Hills Public and Pennant Hills High.

- Large wraparound all-weather deck and yard benefit from a north-facing rear
- Ornate features including ceiling medallions, picture rails and leadlighting
- Spacious formal living room with timber fireplace, sash windows, r/c air con
- Freeflowing family and dining room unfolds through double doors to back deck
- Open-plan kitchen features stylish timber bench, walk-in pantry, and gas stove
- Three generous bedrooms with broad windows, timber fireplace to master bedroom
- Traditional-style bathroom with large soaking bathtub and a frameless shower
- Easy access to transport, approx. 500m to Pennant Hills Station, buses, shops

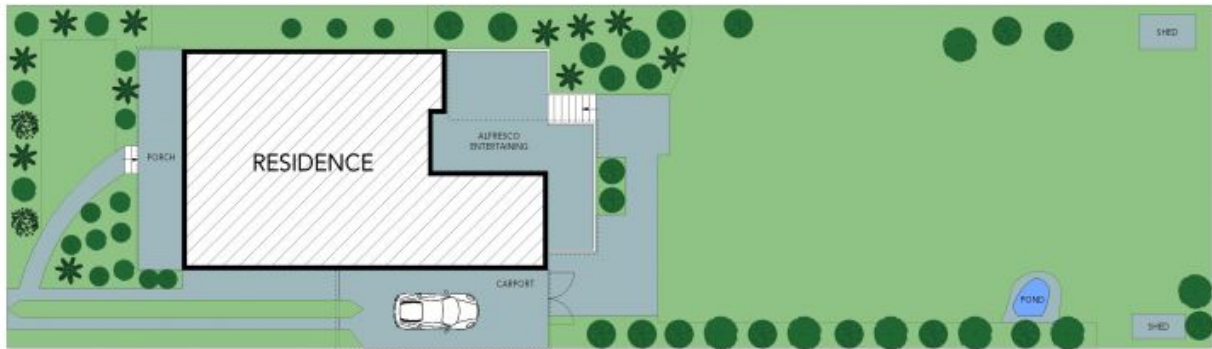
**Price:** \$2,220,000.00  
**Council Rates:** \$615.00 p/q  
**Water Rates:** \$173.29 p/q



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SITE PLAN



LOWER GROUND FLOOR



GROUND FLOOR



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.