



12 Tanglewood Place West Pennant Hills, NSW

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**Sold March 2024 - Contact James Ramsay 0420 665 913'**

Stunning Federation-style features, generous proportions, soaring 3m-high ceilings and a carefully designed layout promise a magnificent and memorable home in this family dwelling elevated at the end of a peaceful cul de sac. Available on the market for the first time in over 30 years, it's a leafy address in excellent school catchments, including Murray Farm Public and is easily accessible to Kings, Tara, and Oakhill College.

- Brick home perfect for a growing family with potential for value-adding scope
- Split-level home with scope to convert lower level into separate in-law suite
- Expansive formal lounge and dining room, plus a family room/teenagers' retreat
- Spacious eat-in kitchen with gas cooktop, timber cabinetry and walk-in pantry
- Oversized carpeted beds with BIRs and ceiling fans, modern ensuite to master
- Renovated fully tiled main bathroom with freestanding bath and walk-in shower
- Neatly landscaped, picturesque frontage with porch spanning the property width
- Double, auto, lock-up garage with storage, internal laundry, ducted, zoned a/c

**Price:** \$2,500,000  
**Council Rates:** \$378.00 p/q  
**Water Rates:** \$173.29 p/q



**James Ramsay**

0420 665 913



**Chloe Mawass**

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**STONE**



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.