



13 Rockwall Place West Pennant Hills, NSW



## Tranquil family entertainer amidst established gardens on 997sqm

Framed in established gardens, this peaceful family sanctuary exudes a calming ambiance with its assortment of generously proportioned living areas and lush reserve backdrop. Designed for easy entertaining, the immaculate home boasts a fabulous covered alfresco and glistening pool for endless summer days. Its cul-de-sac street is 1km to Coonara Shopping Village, with easy access to city buses and 2km to Cherrybrook Metro. Zoned for West Pennant Hills Public School and Muirfield High School, and easily accessible to sought after private schools.

- Private 'Magnolia Brae' reveals charming formal living and elegant dining zone
- Casual dining room and enticing family room accented by a raked ceiling
- Expansive entertainers' pergola, level lawns, firepit area and solar heated pool
- Near new gourmet Caesarstone and gas fitted kitchen flaunts Neff appliances
- Serene bedrooms, built-in/walk-in robes, beautiful main has a pristine ensuite
- Timeless modern bathrooms set over both levels, main offers a separate w/c
- Crafted to capture day long natural light and leafy views from all aspects

**Price:** For Sale  
**Council Rates:** \$513.75 p/q  
**Water Rates:** \$173.29 p/q



**James Ramsay**

0420 665 913



**Chloe Mawass**

0431 983 240

13 Rockwall Place  
West Pennant Hills



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.