



1 Avonleigh Way West Pennant Hills, NSW

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**SOLD BY A TOP AGENT IN WEST PENNANT HILLS - JAMES RAMSAY**

Appropriately sited amongst other prominent showpiece homes in one of the area's most exclusive and picturesque enclaves, this grand architectural residence exceeds all levels of fittings and finish to offer the pinnacle of family desire. Offered for the first time in 25 years, its breathtaking presence and newly renovated spaces fuse contemporary design with nods to classic European influences, all enveloped in 852.4sqm of lush landscape. Immense yet intimate, and only 450m from Coonara Shopping Village.

**Price:** Auction (unless sold prior)  
**Council Rates:** \$561.00 p/q  
**Water Rates:** \$169.03 p/q



**James Ramsay**

0420 665 913



**Jessica Zhou**

0412 733 135

# 1 Avonleigh Way, West Pennant Hills

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GROUND FLOOR



FIRST FLOOR



SITE PLAN

THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

