



45 Blackbutt Avenue Pennant Hills, NSW 5 1 4 3

**Sold May 2025 - Contact James Ramsay 0420 665 913.**

Basking in the magnificent natural beauty of Byles Creek reserve and surrounding national park, this ultra-serene entertainer presents a rare prospect for those seeking private escape amid a lush oasis. Its picturesque seclusion sets the stage for luxurious artisanal interiors impressively appointed with no expense spared, flaunting textured exposed brick, natural stone, high tapered ceilings and hybrid blackbutt floors. Aspirational indoor-outdoor living, with multiple areas to unwind and entertain across 942.2sqm - this is a true lifestyle hideaway brimming with location advantages and built for generations.

**Price:** Auction (unless sold prior)  
**Council Rates:** \$545.40 p/q  
**Water Rates:** \$171.41 p/q



**Chloe Mawass**  
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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.