



35 Peartree Circuit West Pennant Hills, NSW

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## SOLD BY JAMES RAMSAY, A TOP AGENT IN WEST PENNANT HILLS

Commanding a north aspect and prime corner position within the 'Rosedale Estate', this freestanding Torrens title residence has been recently renovated and offers a low maintenance family lifestyle. Distinct living and dining areas are poised to embrace the northerly orientation, flowing to a private easycare courtyard for sun drenched alfresco entertaining. A renovated stone kitchen features quality appliances and gas cooking, while two bathrooms plus a powder room also present fresh updates. In an esteemed community setting, this home ensures absolute convenience approximately 850m to Coonara shops and buses via George Thornton Reserve, while a short drive to Cherrybrook Metro 3.8km away or 6km to Castle Towers shops, dining and Metro (all approx).

**Price:** Auction (Unless Sold Prior)  
**Council Rates:** \$446.10 p/q  
**Water Rates:** \$201.90 p/q  
**Strata Rates:** \$223.78 p/q



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35 Peartree Circuit,  
West Pennant Hills

STONE

Beecroft | Castle Hill | Epping



The site plan and floorplan are not to scale; measurements are indicative of 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. Other information provided has been collected by reliable sources but cannot be guaranteed for accuracy.