



31 Pennant Parade Carlingford, NSW

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## Charming family home with stellar potential, Cheltenham Girls zoned

An opportune 714sqm parcel and leafy position bordering Epping underscores this classic brick home with present-day and future appeal, for a desirable entry into a central pocket with prominent schools access. Freshly painted and ready to enjoy now with scope to transform down the line (STCA), its charismatic interiors promise a wealth of space and sunlight, extended by a gabled pergola entertaining deck atop a generous rear garden expanse. Close to bus stops (approx. 46m) and around the corner from North Carlingford amenities (400m approx.), Roselea Public (650m), Carlingford High and St Gerard's (1.1km), while also Cheltenham Girls zoned, it's an exceptional chance to secure an address cherished for its enduring lifestyle convenience and family appeal.

**Price:** Auction  
**Council Rates:** \$602.10 p/q  
**Water Rates:** \$216.53 p/q



**Kevin Dearlove**

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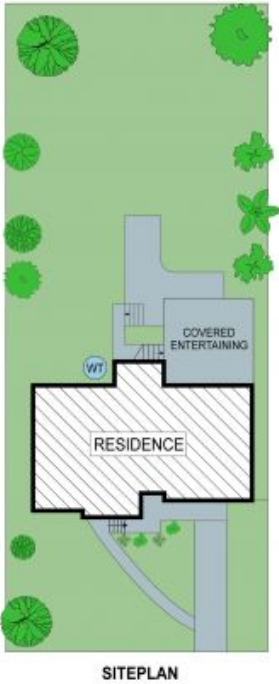
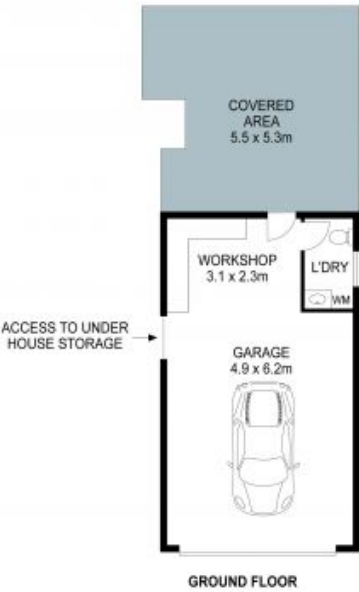
**Ethan Wilson-Williams**

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<https://www.stonerealestate.com.au/8751170>

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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.