

Charming Family Home - 708 sqm and over 15 metre frontage



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## 121 Pittwater Road, Hunters Hill

Guide \$3.25 M

3 Bed 1 Study 2 Bath 3 Car

Family Living in a sought after Location

Move in or Develop (STCA)

Falls under LMR Housing Master Planning

Blending beautifully maintained Federation era details with tasteful modern refinements, 'Rivendell' is a picturesque single level family home of immense appeal. The residence is only a brief stroll to top schools, village shops, cafes, waterfront walks, and express transport to the CBD. Also walking distance to Boronia Park Public School, Boronia Park Oval and St Josephs College – This home delivers the ultimate Hunters Hill lifestyle

### Key Features:

- Three generous bedrooms and Two Bathrooms
- A generous Study can be a fourth bedroom if desired

**Property ID:** L35928976

**Property Type:** House

**Building / Floor Area:** 163

**Carports:** 2

**Open Parking:** 1

**Land Area:** 708.0 sqm

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### Emma Challen

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- Two-car carport plus additional off-street parking for a third vehicle
- Privately set back from the street
- Tranquil gardens
- Spacious open-plan living
- Expansive outdoor covered entertaining deck. Bi folds and French doors for seamless flow outdoors
- Welcoming entrance / separate lounge area
- Formal dining room with gas fireplace
- Quality kitchen with modern appliances, two ovens, breakfast bar and ample storage
- Wrap around timber verandah.
- Elegant plaster ceilings, timber floors and skylights
- Secure gated entry and video intercom
- Air conditioning and ceiling fans

Open as advertised online.

Emma Parsons Challen