



# NORMANHURST

6 Katrina Court

## Expansive home in peaceful locale

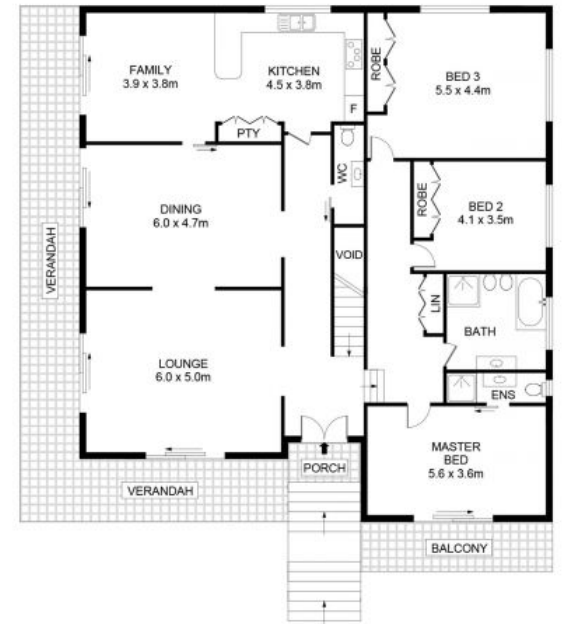
5 4 2

Showcasing exceptional space in a quiet, sought-after pocket of Normanhurst, this unique, double brick home offers an expansive, two-level layout filled with natural light. An entertainer's delight, this home contains a wrap around balcony which leads off multiple formal and informal living spaces. Featuring a self-contained flat adjoined internally, this home is a grand offering for investors, and both the growing and well-established families, with multiple living arrangement opportunities. Set in an outstanding location within close proximity to Normanhurst Train Station, Normanhurst shopping village, excellent mix of private and public high-schools and local parks.

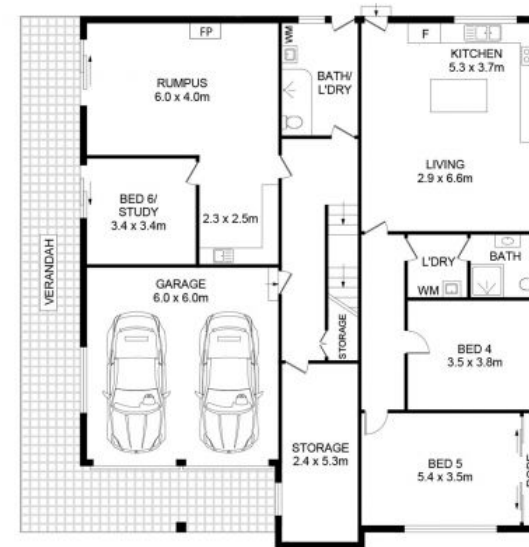
- 5 good-sized bedrooms plus study, suitable for families of various sizes
- Master bedroom to upper level, including ensuite and private balcony
- Separate formal living and dining room, leading onto wrap around balcony
- Ample storage with built-in wardrobes, under-stair space and additional storage room
- Self-contained flat offering renovated kitchen, internal laundry and separate access
- High ceilings, combined tiled and carpeted flooring
- Sun-lit backyard capturing Northerly sun, set upon 800sqm approx.
- Outdoor entertaining area
- Double lock up garage with internal access

For further information please contact Josh Saliba on 0400 231 424.

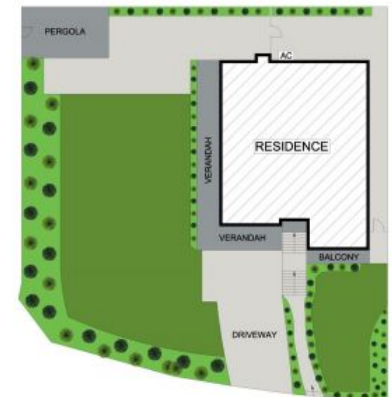
We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



ENTRY LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)

Josh Saliba 0400 231 424

**SALIBA** Estate Agents

## 6 Katrina Court Normanhurst

Internal Size : 504 Sqm  
Land Size : 800 Sqm

DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY BE ACCEPTED