



NORMANHURST

47 Hammond Avenue

Large land with potential



Presenting a wonderful opportunity with infinite possibility, this family home will allow one to renovate the existing property to their taste or build their own dream residence. Generously positioned on 2,137sqm, approved DA plans are in place to subdivide and build a separate residence or just enjoy the large parcel

With positioning that's tucked away from the street front and surrounded by bushland, a sense of tranquility and privacy is offered. Set in a location that doesn't get much better, this residence is within close range of Normanhurst Station and shopping village and boasts easy access to Pennant Hills Road, the M1, the NorthConnex, and Hornsby shopping and dining precinct. A range of quality schooling options are nearby, including Normanhurst Public School, Normanhurst Boys High School, Loreto Normanhurst, St Leo's Catholic College and Barker College.

- Approved DA plans in place ready for implementation
- Improve on existing home, or subdivide and build new
- Family home in place with three bedrooms, two bathrooms
- Covered carport, combined kitchen and dining arrangement
- Eat in kitchen with great storage space, separate study room
- Covered double carport, ample off street parking

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.

Josh Saliba 0400 231 424

SALIBA Estate Agents

