

**Double pages and internet**

17 Kylie Crescent, West Pennant Hills

ICONS: 4 BED, 2 BATH, 2 CAR

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For sale Private treaty

Contact 02 9899 7997  
Greg Nicolson 0414 509 351  
Jessica Campbell 0401 459 188

**Lifestyle** – A premium setting and an attractive street presence make this ‘Binet Homes’ build instantly appealing. Within the Murray Farm Public School catchment area and offering easy access to bus services and the M2, this spacious split-level home provides convenience and a carefree lifestyle for the family. Immaculate rear gardens lend privacy to a large grassed play area, overlooked by an extensive entertaining deck sheltered by a pitched pergola and lattice side panels, making this a wonderfully relaxing space to enjoy a pleasant northerly aspect.

**Accommodation** – Enjoyed and lovingly maintained by its current owners, the property houses four bedrooms, three with built-ins and the fourth with added potential for use as a study. The master bedroom also includes an ensuite, and the main bathroom is practical with a separate toilet and double sinks. Abundant living areas comprise the entry level with a carpeted lounge and separate dining room bordering a well appointed open kitchen, also adjoining a large casual meals space and lounging area lifted by skylights to allow a soft flow of natural light through.

**Features** – Making entertaining easy, the lower floor accommodates a classic billiard/games room with a bar alcove and backyard access. Additional features include ducted air conditioning, a double lock up garage with internal access and storage space, and an internal laundry with a separate toilet. Kept to a largely neutral colour scheme, this property presents a perfectly livable home but also a solid foundation to realise your own vision of style. In a friendly neighbourhood with West Pennant Hills shops and local nature reserves nearby, this home will indeed make a satisfying purchase.

**Belle mag, brochure, half and full pages**

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Lifestyle – Within the Murray Farm Public School catchment area and offering easy access to the M2, this spacious split-level home presents immaculate rear gardens and an extensive sheltered entertaining deck makes a wonderfully relaxing space to enjoy a pleasant northerly aspect.

Accommodation – Abundant living areas comprise the entry level with a lounge and separate dining room bordering a well appointed open kitchen adjoining a large casual meals space and lounging area. Three of the four bedrooms have built-ins while the main also includes an ensuite.

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## Signboard

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### **ABOUND WITH WARMTH AND PROMISE**

This much loved home provides convenience and relaxed living for the family. Immaculate gardens and an extensive entertaining deck enhance the carefree lifestyle offered here.

- Main bedroom with ensuite
- Open kitchen, meals space & sitting area
- Billiard/games room with bar alcove
- Murray Farm Public School catchment area

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## DL card

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**Editorial**

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FOR SALE: Private treaty  
PRICE GUIDE:

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**For more information, please call Greg Nicolson of Belle Property Castle Hill on 0414 509 351 or 02 9899 7997.**