



23 Meredith Avenue Hornsby Heights, NSW

3 bed | 1 bath | 2 car

## Charming sun-kissed home in family enclave opposite park

Well-presented and lovingly maintained by the owner occupiers, this charming single level home is bathed in sunshine from the coveted northerly aspect, filling the home with natural light. Set on 738sqm of land in a quiet tightly held enclave, directly opposite beautiful Hopeville Park and playground. Rarely does a home exude such family warmth and energy, offering very comfortable living, a tranquil covered outdoor entertainment area, and easy access to outstanding local amenities. Perfect to live-in straight away and brimming with potential to enhance with your own style or fully capitalise on the non-conservation zoning. Located a short walk to buses for Hornsby rail, shops, playgrounds, reserves, BMX, and national park bushwalking. In popular Hornsby North Public School zone, easy access to private schools.

- On a spectacular 738sqm land parcel with a sun-drenched northerly aspect
- In a tightly held quiet family-friendly enclave directly opposite Hopeville Park playground
- Charming single level home, immediate comfort, capitalise on non-conservation zoning
- Large windows with park views, timber floors, high ceilings, flowering garden
- Generous open plan lounge and dining with reverse cycle air conditioning
- Covered entertainer's deck in tranquil rear garden with a leafy valley view
- Spick and span timber kitchen, ceramic cooktop, oven, and separate grill
- Three bedrooms, each with generous built-in robes, sunny master with garden outlook
- Full family bathroom with separate bath and shower, powder room, laundry
- Double carport, under house storage, new hot water system

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