



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, 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.

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
- 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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