



# ALLEN & SHEPPARD.



## 4 Nepean Avenue Normanhurst NSW

3 2 1

Well maintained, this full brick home offers great potential. With a flexible floor plan the property can be utilized in any number of ways.

On the upstairs (entry level) there are 2 bedrooms, lounge, separate dining (currently used as an office and could easily become 3rd bedroom) and of course the main bathroom along with the kitchen and eating area. Downstairs is currently in use as a bedroom with living area plus bathroom and a large laundry. The home has high ceilings and has been freshly painted.

Use the flexibility of this great property, along with your creativity and imagination to create a home to suit your needs either as your home or as your home plus investment.

Located in a popular no through street, the home is positioned on a large garden block of approx. 923m2 with the bonus of an in ground swimming pool.

**Price** : \$ 965,000

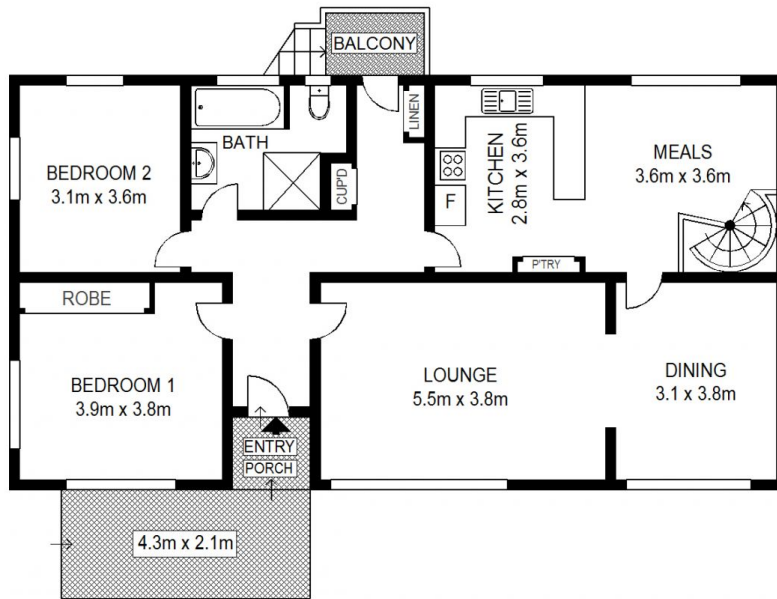
**Land Size** : 923 sqm

**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/normanhurst/residential/house/6204475>

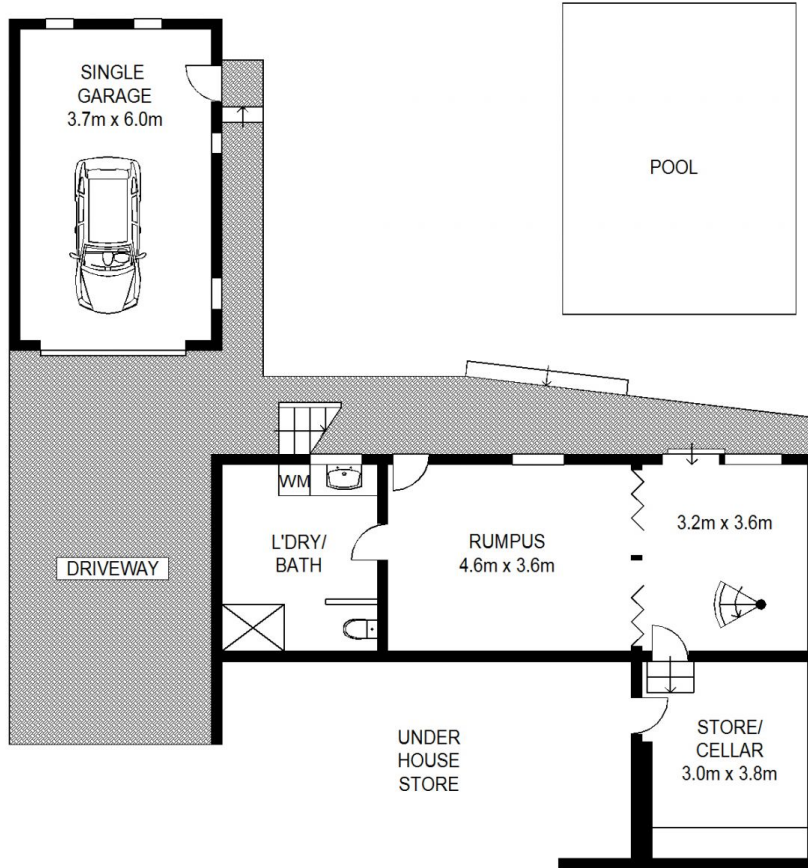


**Dawn Rule**  
0408 197 691





**GROUND LEVEL**



**LOWER GROUND LEVEL**



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries. Floor Plans by Industrie Media | [industriemedia.tv](http://industriemedia.tv)

