



# ALLEN & SHEPPARD.



**11 Gilgandra Avenue Thornleigh NSW**

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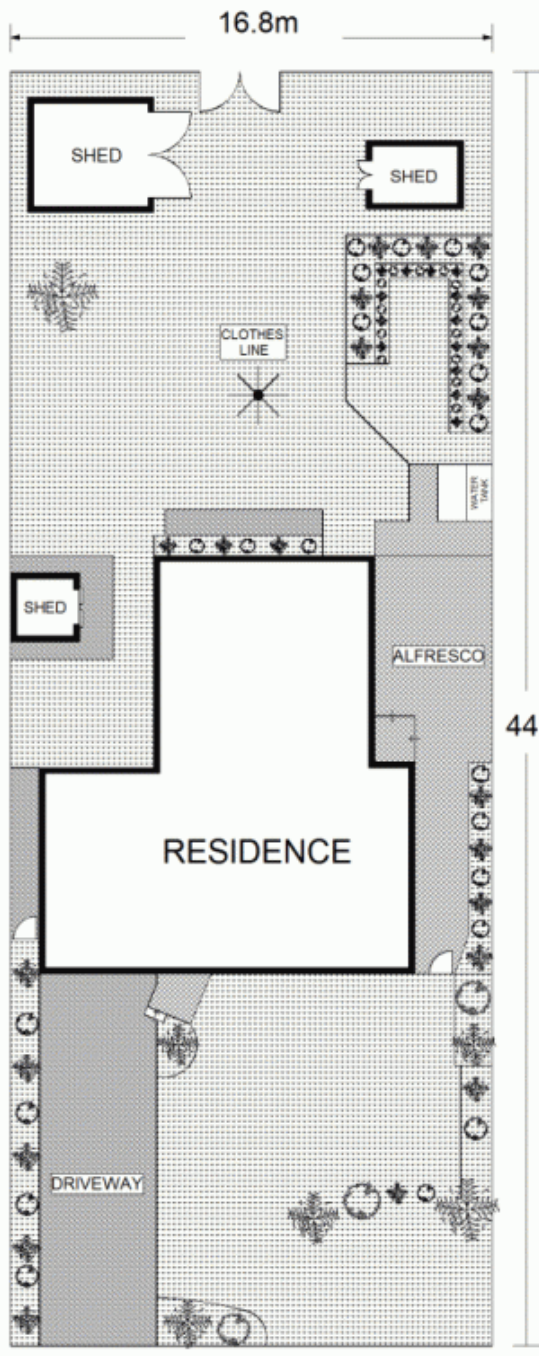
Positioned at the top of the hill, in a quiet street on the high side of the road and on a completely level 739.8m2 approx. lot with rear street access, this large family home offers a versatile and very functional floor plan. Offering 4 or 5 light and bright bedrooms (3 upstairs), a combined lounge/dining, eat-in kitchen with gas cooking, large rumpus room (or 5th bedroom), a sitting room at the top of the stairs and even a small study nook on the way through to the single lock up garage. The kitchen window overlooks the large and covered outdoor entertaining area that is framed with privacy screening tropical plants and boasts sand stone paving. The expansive rear lawn is fully fenced and ideal for the kids to play or perfect for those needing access to the rear yard with a double gate leading onto Sefton Rd and plenty of room for a boat, caravan or a perfect spot to build a granny flat (STCA).

**Price** : \$ 1,041,000  
**Land Size** : 739.8 sqm  
**View** : <https://www.allenandsheppard.com.au/sale/nsw/northern-suburbs/thornleigh/residential/house/6204482>

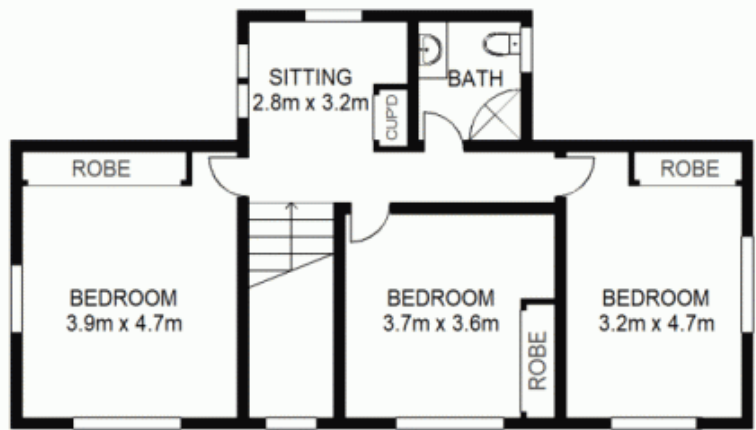


**James Sheppard**  
02 9481 9000

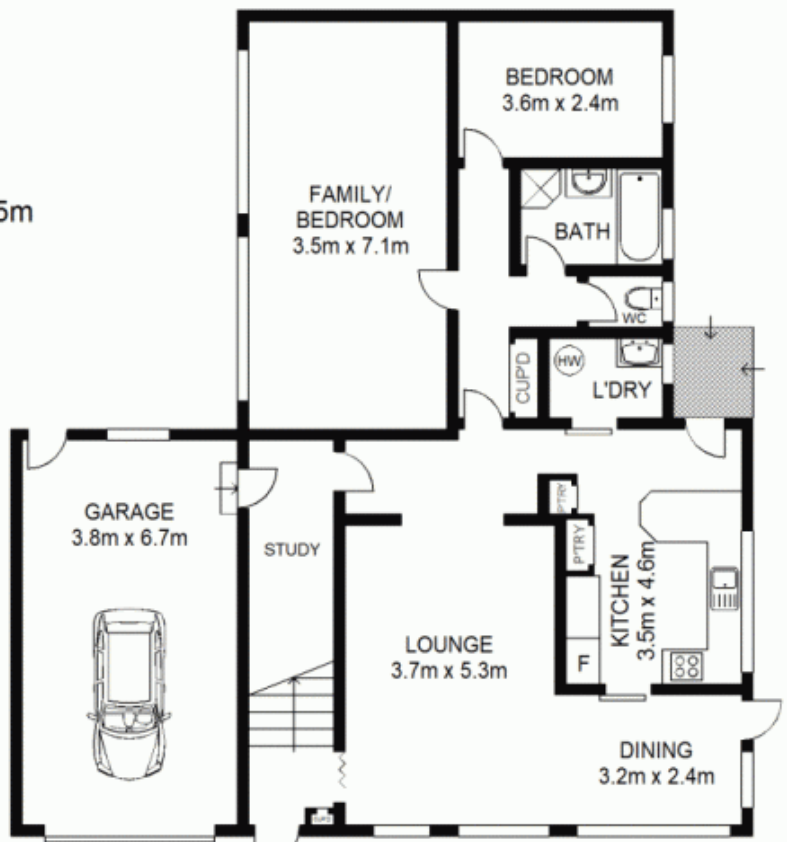




**SITE PLAN**



**TOP FLOOR**



**ENTRY** **GROUND FLOOR**



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)

S3 + SP

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