



# ALLEN & SHEPPARD.



## 2/44 Malsbury Road Normanhurst NSW

Build your dream home today!! .This large level and well-proportioned lot comprises 791.5m2 of vacant ready to build land.

Ideally located just 600m walk to Normanhurst Train Station and 500m from Barker College, this property provides such easy access to Hornsby's shopping precinct, and to an array of highly regarded private and public schools, as well as easy access to the M1 motorway.

With minimal trees and generous proportions, the property offers the opportunity to be creative with your design and to build a home that suits your lifestyle.

The brand-new concrete driveway has been landscaped, all services including gas are available, and the stormwater drains have been laid and connected to the street.

This is a great opportunity to build a wonderful home in a fantastic location.

Call James Sheppard today on 0404863233 for more

**Price** : \$ 1,480,000

**Land Size** : 791 sqm

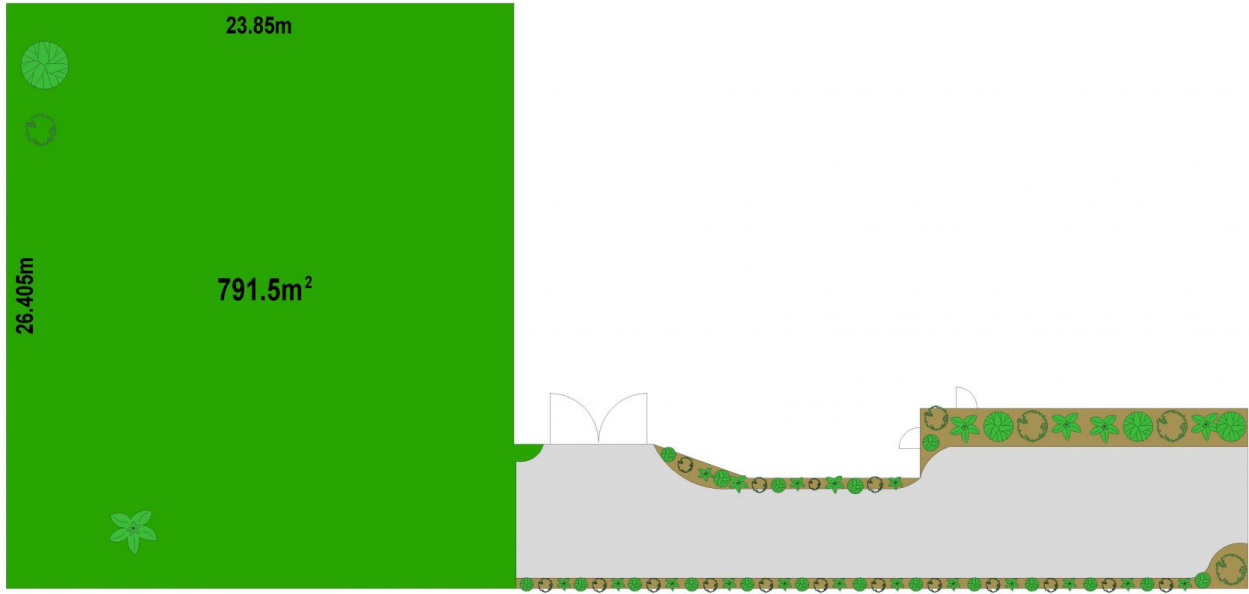
**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/normanhurst/residential/land/7764064>



**James Sheppard**  
02 9481 9000



**Craig Taylor**  
02 9481 9000



SITE PLAN

Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.  
www.visionphoto.com.au

2/44 MALSBURY ROAD, NORMANHURST

