



# ALLEN & SHEPPARD.



## 2A Arianna Avenue Normanhurst NSW

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Positioned on a large 1260m<sup>2</sup> block, this single level family home features an abundance of room inside and out. The large lot owns a driveway to Redgrave Rd, Normanhurst (number 21A) and enjoys a street frontage at 2A Arianna Avenue, Normanhurst, making the 1260m<sup>2</sup> of land a possibility for future development - subject to Council Approval.

The single level home has a warm country feel with a wing containing the 5 bedrooms, all with built in robes and an ensuite to the main. The expansive lounge and dining room, plus the separate rumpus room both open to a large level lawn and multiple patio areas. The home enjoys an eat in kitchen, ducted air conditioning throughout and a beautiful sense of privacy and light with the extensive use of glass doors. The near level and clear lot is just a 900m walk to Normanhurst train station and close to multiple

**Price** : \$ 2,240,000  
**Land Size** : 1260 sqm  
**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/normanhurst/residential/house/7995503>



**James Sheppard**  
02 9481 9000

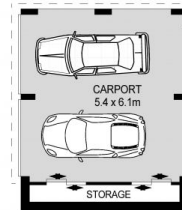


**Craig Taylor**  
02 9481 9000



Owned Driveway to 21A Redgrave Rd.

**SITE PLAN**



(NOT IN POSITION)

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

**2A ARIANNA AVENUE, NORMANHURST**

APPROX. INTERNAL FLOOR AREA: 188 SQM

