



113 Ashworth Avenue, Belrose

Impressive Double Brick Living with Lifestyle at Its Heart and a Remarkable Backdrop

Proudly presented by Nima Aliasgary 0424 999 399, Awais Khan 0426 525 256 and Rhys Ferguson 0410 623 007 of LJ Hooker Alliance Group.

A home that makes every day feel like a holiday, this substantial (approx.) 769.9 sqm double-brick retreat takes full advantage of its resort setting and sweeping Garigal National Park views. Light-filled and generously scaled, the floorplan unfolds through distinct yet connected zones, each maintaining an easy connection to the outdoors. Sky-high ceilings and clerestory glazing amplify open plan living and dining, while a generous stone-finished kitchen sits at the heart of everyday life.

Outdoor living centres around a lagoon-style saltwater pool and spa, while a powered cabana and outdoor shower are among a long list of thoughtful inclusions. Away from the main entertaining areas, a courtyard and pergola create a more intimate escape, with a hidden firepit setting tucked below.

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AUCTION

Sat 17th Oct @ 3:00PM

VIEW

Sat 3rd Oct @ 1:00PM - 1:30PM

AGENTS

Nima Aliasgary
0424 999 399
nima.aliasgary@ljhalliance.com.au

Awais Khan
0426 525 256
awais.khan@ljhalliance.com.au

AGENCY

LJ Hooker Alliance Group
(02) 9984 7100

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Adding another dimension, a second living space with a bedroom, bathroom and outdoor access creates flexibility for teenagers or guests, complemented by a primary suite offering a sense of escape all its own. Freshly painted indoors and out, solar panels, updated air conditioning and practical improvements make everyday life easier.

Shaped by a genuine sense of community within a friendly cul-de-sac, schools, transport and everyday essentials are all within easy reach.

KEY FEATURES

- Solid double-brick construction is matched by modern comfort, with fresh paint indoors and out, solar panels, air conditioning, gas heater connections and a gas fireplace with electric fan.
- Light-filled and generously scaled, distinct living zones maintain an easy sense of connection, with almost every room drawing in the surrounding greenery.
- Cathedral ceilings and clerestory glazing bring architectural volume to open plan lounge and dining, with pool and Garigal National Park outlooks ever-present.
- A generous central kitchen makes room for casual meals, pairing stone benchtops and extensive storage with an Asko dishwasher, five-burner gas cooktop and Smeg double oven.
- Easy-care outdoor living centres around a lagoon-style saltwater pool and spa, powered cabana and outdoor shower, all set against sweeping Garigal National Park outlooks.
- Away from the main outdoor areas, a courtyard and pergola create a more intimate escape, with a hidden firepit setting tucked below.
- A second living space sits alongside a bedroom, bathroom and outdoor access, creating a flexible setup for older children, teenagers or guests.
- In a world of its own, the primary suite takes in pool and valley outlooks, complete with dedicated climate control, a walk-in wardrobe and bathroom featuring a statement bathtub.
- Remaining secondary bedrooms come together on their own level, sharing a balcony and bathroom.
- Double automatic garaging is complemented by additional off-street parking across the wide driveway.
- A close-knit cul-de-sac brings a genuine sense of community, with friendly neighbours, street events, Neighbourhood Watch and underground power preserving the open outlooks.
- Within the catchment for Belrose Public School and Davidson High School, walk to bus services to Manly, Chatswood and the City, close to Glenrose Village.

Estimated Rental Price Per Week: \$1650 - \$1750

Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.****

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MORE DETAILS

Property ID	9DJ26
Property Type	House
Land Area	769.9 m2
Including	Air Conditioning
	Pool
	Spa
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels
	Saltwater pool with spa
	powered cabana
	gas fireplace
	Garigal National Park views
	outdoor shower

Nima Aliasgary 0424 999 399

Sales Director | nima.aliasgary@ljhalliance.com.au

Awais Khan 0426 525 256

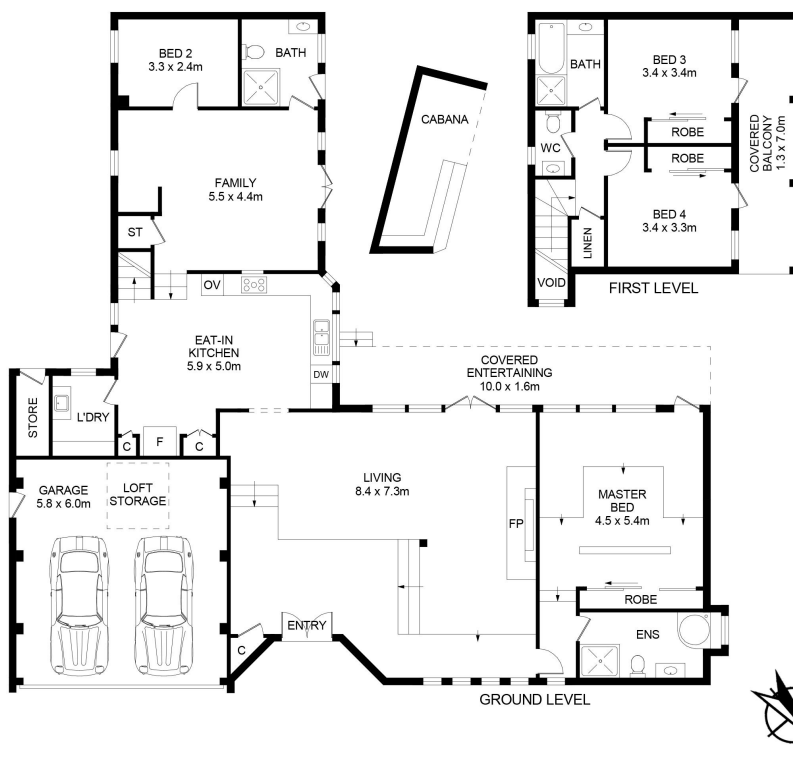
Senior Sales | awais.khan@ljhalliance.com.au

LJ Hooker Alliance Group (02) 9984 7100

71 Waterloo Street, NARRABEEN NSW 2101

alliance.ljhooker.com.au | narrabeen@ljhalliance.com.au





113 ASHWORTH AVENUE, BELROSE

INTERNAL AREA :- 237 SQM

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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