



60 Pringle Ave, Belrose

Family Perfection on a Prized Corner Block

- ** This property has now been SOLD for \$1,930,000. For more information, contact Nima Aliasgary 0424 999 399 and Rhys Ferguson 0410 623 007 ***

Positioned on a prized north-facing corner block of approximately 695.6 sqm in one of Belrose's most tightly held family enclaves, this beautiful single-level residence delivers an exceptional blend of style, space, privacy and convenience. Impeccably presented, it offers effortless family living in a location renowned for its community feel, leading schools and village convenience.

The home's flexible layout has been thoughtfully designed to cater to growing families and changing lifestyle needs. Spacious bedrooms feature built-in wardrobes, while a versatile rumpus room offers the flexibility of a fourth bedroom, home office, media room or teenage retreat.

Perfectly positioned within walking distance of Wakehurst Public School, Glenrose Village, Lionel Watts Reserve and city-bound transport, this is a rare opportunity to secure a move-in-ready home in one of Belrose's most desirable lifestyle settings.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

4 1 4

FOR SALE
SOLD

AGENTS

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

Rhys Ferguson
0410 623 007
rhys.ferguson@ljhalliance.com.au

AGENCY

LJ Hooker Alliance Group
(02) 9984 7100



- Prime North-facing corner block of approximately 695.6 sqm.
- Large and flat corner block with potential to build a duplex (STCA).
- Easy walking to Glenrose Shopping Village, Lionel Watts Sports/Playing Fields and schools.
- 4 bedrooms, 3 with built-in wardrobes, one featuring its own fireplace.
- Flexible rumpus room, fourth bedroom, home office or additional living zone.
- 2nd toilet in laundry.
- Freshly painted interiors and exteriors.
- Light-filled open-plan living and dining spaces.
- Gas cooking, Bosch oven and dishwasher.
- Auto lock up garage and internal access to home.
- Footsteps to transport with easy access to the City, Chatswood and Manly.
- Easy access to Australia's most iconic beaches, from Manly to Palm Beach.
- Approx. 3km to Northern Beaches Hospital and Business Park, and 17km to Sydney CBD.

Estimated Rental Price Per Week: \$1300 - \$1400

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.****

Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, LJ Hooker Alliance Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing purposes.

MORE DETAILS

Property ID	9FJ26
Property Type	House
Land Area	695.6 m2
Including	Toilets (2)
	Fire Place
	Dishwasher
	Built-in-Robes
	Secure Parking

Nima Aliasgary 0424 999 399

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

Rhys Ferguson 0410 623 007

Sales Agent | rhys.ferguson@ljhalliance.com.au

LJ Hooker Alliance Group (02) 9984 7100

71 Waterloo Street, NARRABEEN NSW 2101

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

