

## Hornsby Heights, 133 Somerville Road

### North to Rear Family Home with Endless Potential

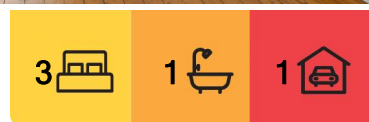
This single-level, north to rear family home is situated in a peaceful and sought-after neighbourhood, offering a low-maintenance lifestyle on a near-level 891.6sqm (approx.) block. Perfect for first-home buyers, downsizers, or those looking to renovate and add value, the property presents great potential for future enhancements.

Inside, the home features a bright and spacious open-plan kitchen, living, and dining area with polished timber floors and ducted air-conditioning for year-round comfort. It includes a separate rumpus room and office, providing flexible spaces for work or relaxation. A single carport, tool shed, and alfresco entertaining deck overlooking the fully fenced yard make it ideal for families, young children, or pets.

Well located within walking distance of Montview Oval, Rofo Park, local schools, caf&ecute;s, and bus stops, the property is zoned for Hornsby Heights Public School, Asquith Girls High School, and Asquith Boys High School. Nature enthusiasts will



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**For Sale**  
SOLD UNDER THE HAMMER

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appreciate its proximity to Berowra Valley National Park and local bushwalking trails, while Crosslands Reserve offers family-friendly activities such as picnicking, kayaking, and paddleboarding.

Just minutes by car from Hornsby Westfield, the station, aquatic centre, and cinemas, this home provides an outstanding lifestyle opportunity with strong growth potential. Don't miss the chance to secure a property in a quiet, family-friendly community with endless future possibilities.

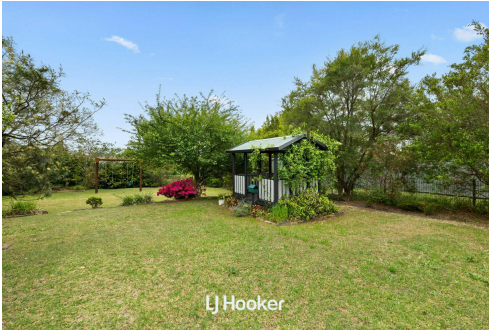
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## More About this Property

Property ID	SQMHJX
Property Type	House
Land Area	891.6 m <sup>2</sup>
Including	Air Conditioning Toilets (1) Deck

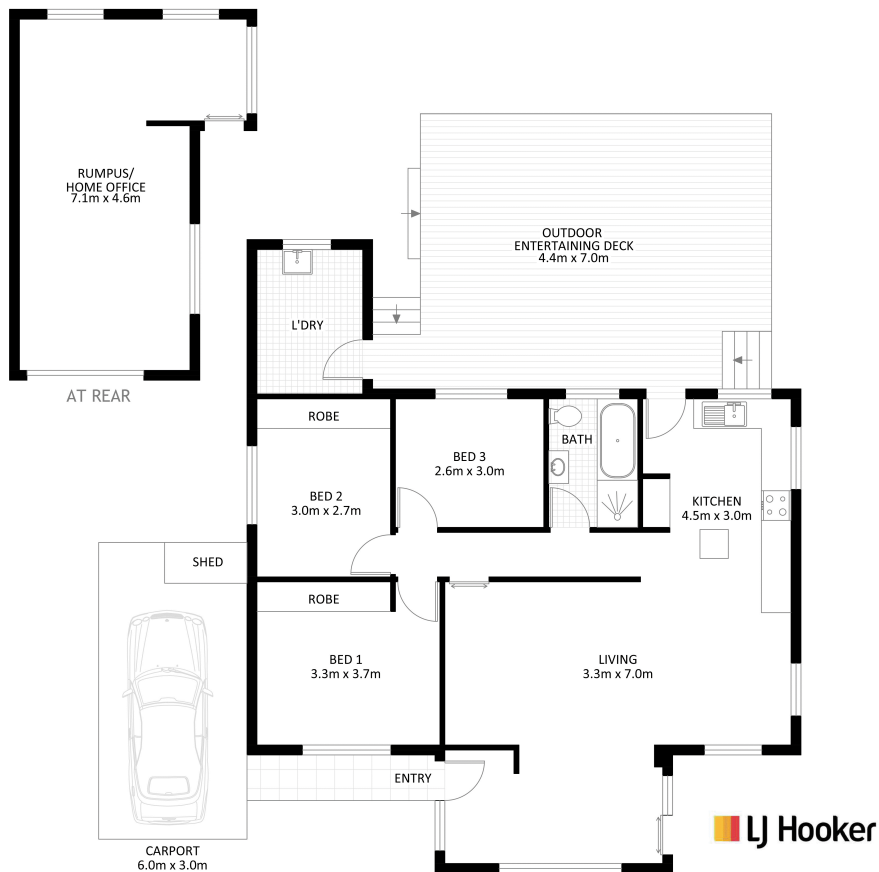
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INTERNAL AREA APPROX. 93m<sup>2</sup>  
RUMPUS/HOME OFFICE AREA APPROX. 27m<sup>2</sup>  
TOTAL INTERNAL AREA APPROX. 120m<sup>2</sup>

TOTAL LAND SIZE APPROX. 891m<sup>2</sup>

## 133 Somerville Road Hornsby Heights

Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.