



50B Hinemoa Ave, Normanhurst

## CONTEMPORARY FAMILY HAVEN IN A PREMIER WALK-TO-RAIL LOCATION

Delivering an attainable yet luxurious lifestyle for families searching for serenity and modern comforts, this stylish residence is a rare gem. Nestled back from the street, adjoining lush reserve land, it offers a private sanctuary where contemporary design meets effortless, low maintenance living. A stunning Caesarstone kitchen, multiple living areas and four double bedrooms create the perfect setting for both relaxation and entertaining, while the private gardens provide direct access to Philippa O'Leary Park and scenic walking trails to The Glade. Turn-key ready and designed for convenience, a short stroll leads to transport links, rail, the local primary school and Loreto Normanhurst, while also boasting easy access to many of the upper north shore's leading private schools and the North Connex.

- Modern 2017 Torrens Title home, NO strata fees, where design meets convenience
- Media area plus a spacious living/dining space opening to the alfresco setting
- Gourmet Caesarstone kitchen with a 40mm waterfall island and breakfast bar
- Quality stainless steel appliances, gas cooking and abundant

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.

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### FOR SALE

Please Call

### AGENTS

Irene Lee

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Eugene Daley

0412 362 291

[edaley@ljhookergordon.com.au](mailto:edaley@ljhookergordon.com.au)

### AGENCY

LJ Hooker Gordon

(02) 9496 8000



- cabinetry
- Sundrenched entertaining deck, private terrace and low maintenance gardens
- Double bedrooms, each with fitted mirrored robes, two with lush reserve views
- Luxe master suite, two modern bathrooms plus a guest powder room
- Exceptional privacy with no overlooking neighbours and direct reserve access
- Ducted air conditioning with two zones, double carport and ample storage
- Stroll to the train station, Normanhurst Village and Loreto Normanhurst
- Zoned for Normanhurst PS and close to many of Sydney's best private schools
- Quiet leafy pocket with convenient commuter access to the North Connex

**DISCLAIMER:** All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## MORE DETAILS

Property ID	SVFHJX
Property Type	DuplexSemi-detached
Including	Toilets (3)

### Irene Lee 0420 884 932

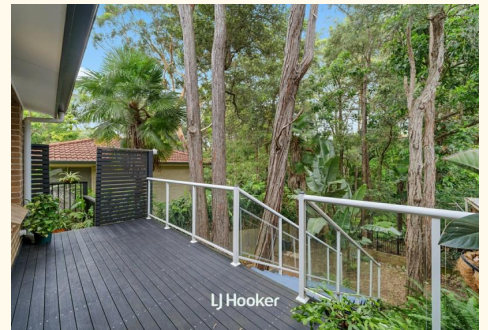
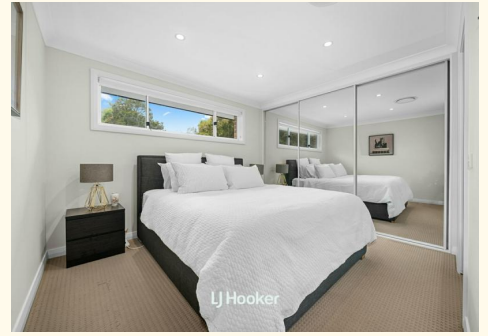
Sales Executive | irene.lee@ljhookergordon.com.au

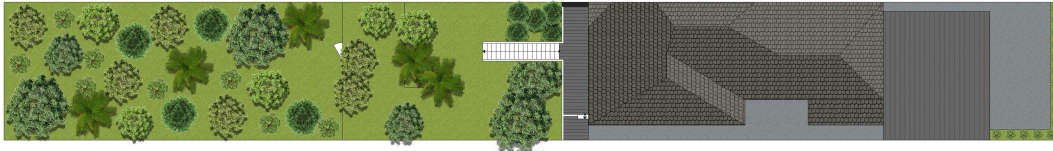
### Eugene Daley 0412 362 291

Sales Executive | edaley@ljhookergordon.com.au

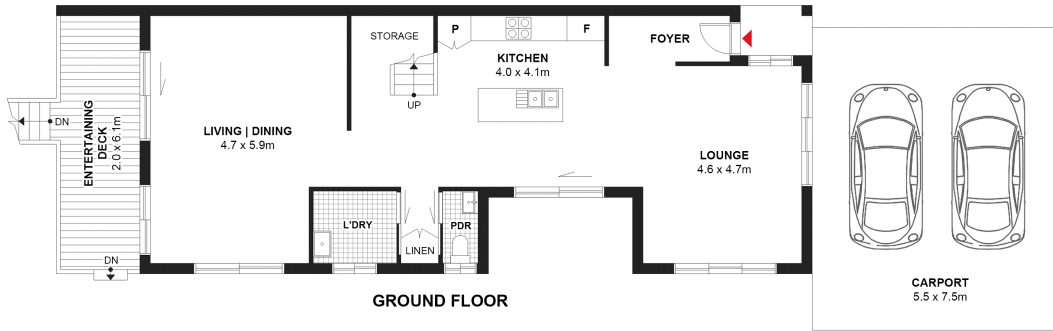
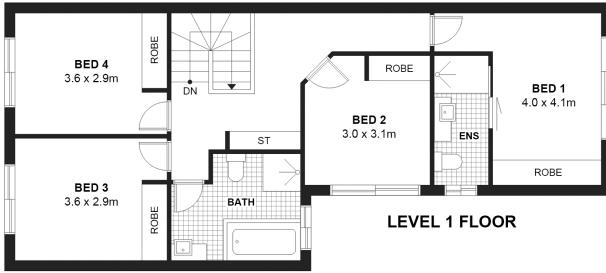
### LJ Hooker Gordon (02) 9496 8000

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**SITE PLAN**  
(NOT TO SCALE)



**50B Hinemoa Ave, Normanhurst NSW 2076**

Scale in metres, Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



APPROX. INT: 147m<sup>2</sup>

**LJ Hooker Gordon**