



34 Normurra Avenue Turramurra, NSW

3 bed | 2 bath | 2 car

## Great Buying with Excellent Future Potential

An outstanding opportunity awaits in this light-filled family home offering a perfect North rear aspect with views across the valley over Ku-ring-gai National Park. Enjoy this welcoming family entertainer, the sunshine, large back garden and pool now, with opportunity to add further value later with a second storey extension (STCA).

The interiors are newly painted in soft white tones accented with beautiful, refinished timber floors and include two spacious living areas, three bedrooms and two bathrooms. The high aspect above the valley provides ambience and coveted cross flow ventilation,

The home is ideal for entertaining. Watch the children from the large sun-drenched rear deck whilst taking in the lovely valley views, A quiet shaded courtyard adds another entertaining space making the home perfect for all-seasons relaxation and enjoyment.

Set in one of the area's premier avenues, offering a wonderful sense of community, the home is a short stroll to village shopping, popular eateries, buses, and the popular North Turramurra North Public School.

- Approximately 955sqm of north to rear land with beautiful leafy district views
- Opportunity to expand with a second storey addition (STCA)
- Large open living zones and casual meals area; reserve cycle AC
- Open plan kitchen with plentiful storage including a large pantry

### Carl Ferris

m: 0403 190 555

t: 02 9061 3199

e: [carlf@themarshallgroup.com.au](mailto:carlf@themarshallgroup.com.au)

### Donna Ferris

m: 0419 184 578

t: 02 9061 3199

e: [donnaf@themarshallgroup.com.au](mailto:donnaf@themarshallgroup.com.au)