



#### 40 Andrew Place NORTH ROCKS NSW

4 2 5

Set in a family friendly cul-de-sac backing Muirfield Golf Course, this desirable, light filled family haven features a flexible layout emphasising indoor/outdoor living. Its ultra-convenient address is just moments to Westfield shopping centre, bus transport, schools, parkland and the M2.

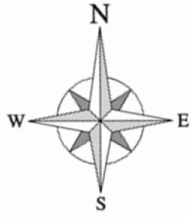
With a sunny north facing rear yard set on over 900sqm of land, this property boasts sweeping views out to Muirfield Golf Course and is a MUST TO INSPECT!

- \* Generous layout with modern easy care finishes
- \* Flowing interiors with family living out to rear yard
- \* Well maintained family kitchen with open meals area
- \* Separate formal lounge and dining rooms
- \* Spacious ground floor media/theatre room
- \* Master suite with en-suite bathroom and private access to

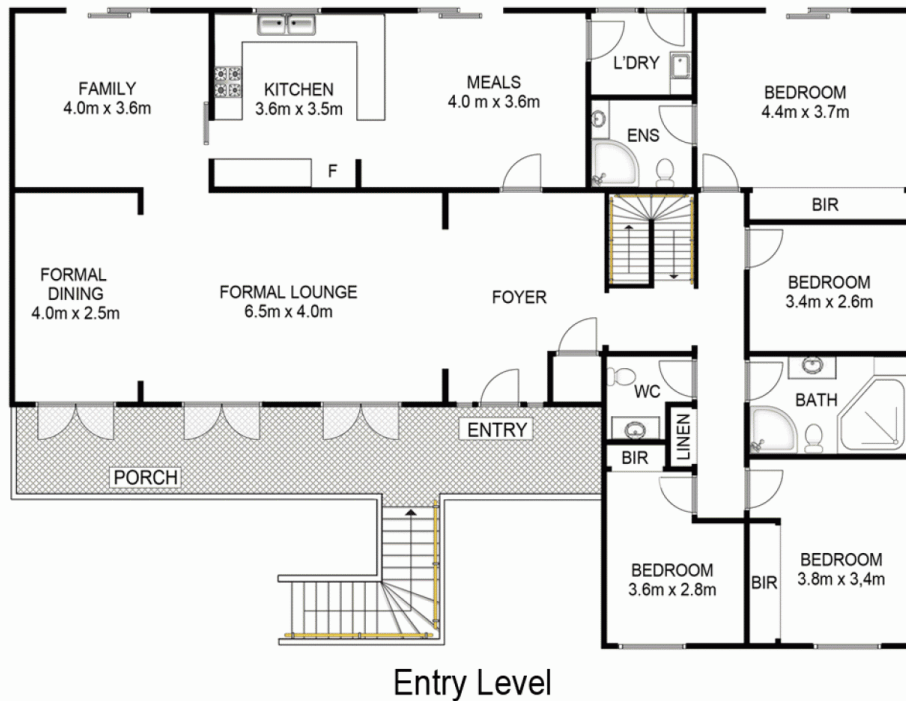
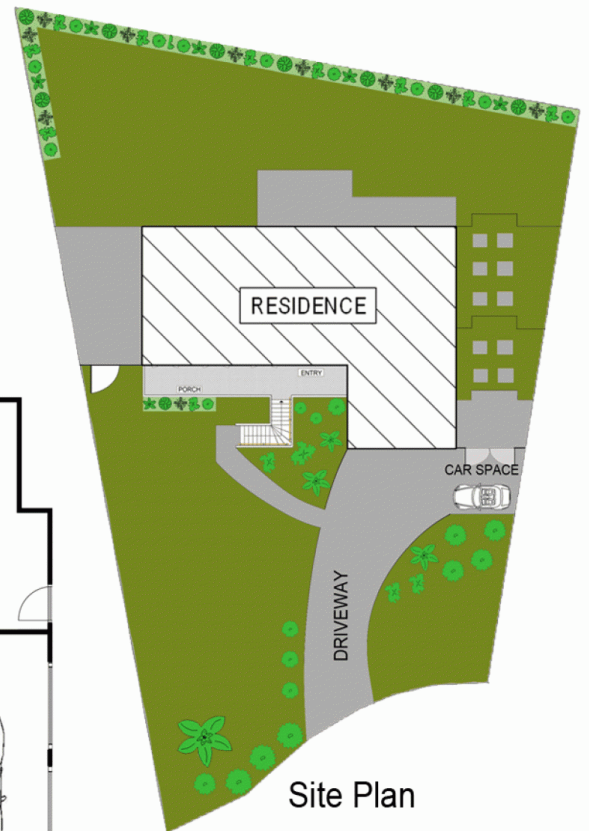
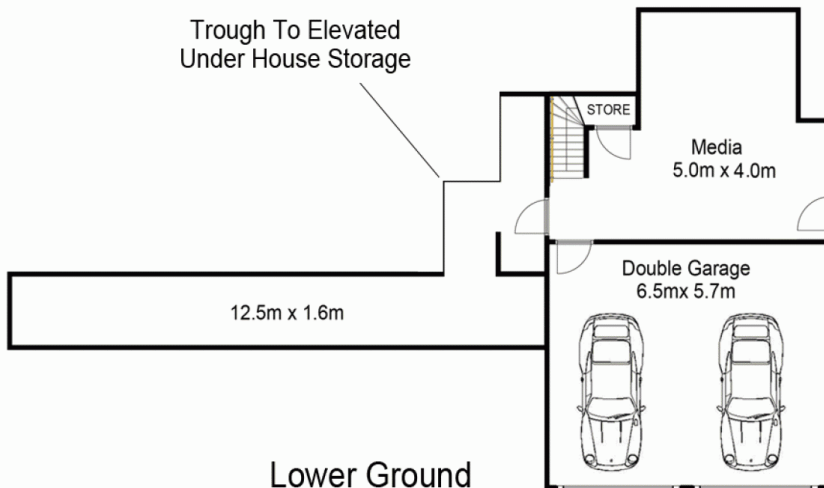
**Land Size** : 902 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/north-rocks/residential/house/5230112>



**David Johnson**  
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Trough To Elevated  
Under House Storage



**DISCLAIMER**  
DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE.  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED.

40 Andrew Place, North Rocks

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Real Estate