

**11 Ashton Ave, Forestville, NSW 2087****Sold - \$2,300,000**House 5  2  2 

## Fabulous Investment Opportunity or Family Home

Positioned in a family friendly cul de sac this immaculately presented family home is the ideal opportunity to secure your future in the thriving suburb of Forestville. Located just moments from local schools, shops and public transport and offering generous level and enclosed child friendly gardens, this is a wonderful opportunity with scope to add further value.

### Open for Inspection

By Appointment.

Five generous sized bedrooms – master with ensuite  
Expansive and level, enclosed child-friendly grass gardens, ideal for young families

Open plan dining and lounge connecting to covered entertaining deck

Modern kitchen with gas cooktop and stone benches

Bathroom offering separate bath and shower  
Work from home study or potential sun room  
Double auto garage with internal access  
Versatile floorplan with potential to extend

Cul-de-sac location, next to pathway through to Warringah Road, city and local bus networks.  
Short walk to Forestville Shopping Centre, Forestville Primary School.  
Northern Beaches Hospital nearby  
Middle Harbour waterways and boat ramp, Davidson park and bush walking trails nearby

Current rental income of \$1500.00 per week.

Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to First National The

### Listed By

Jay Alcock  
Phone: (02) 9451 4166

Michael Buckley  
Phone: (02 ) 9451 4166  
Mobile: 0411 434 637

