



30 Davidson Avenue, Forestville

A New Calibre of Design-Led Family Living

Proudly presented by Nima Aliasgary 0424 999 399, Awais Khan 0426 525 256 and Lily Ruan on 0404 314 339 of LJ Hooker Alliance Group.

Presenting a truly exceptional realm of living, this newly conceived residence cements a new status of distinction, establishing a benchmark in both design and finish. On approximately 1182sqm, the three lift-connected levels achieve a standard of family living where impressive entertaining is enhanced with multi-generational appeal.

Sprawling proportions, executed with an unwavering eye for detail, unfold from open plan living and entertaining to a custom kitchen, centered by a hand-crafted marble island. A full suite of Bosch appliances spills into a generous butler's pantry, all backdropped by stunning views of Garigal National Park. Formal spaces join casual enjoyment with the inclusion of a cinema room and rumpus appointed for hosting.

Unfolding over a dedicated floor, accommodation is led by a parent's retreat with its own balcony, walk-in wardrobe, and spa-like ensuite. A self-contained granny flat on the ground floor welcomes flexibility. Several outdoor entertaining zones overlook child-friendly lawns,

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FOR SALE
CONTACT AGENT

VIEW
Sat 3rd Oct @ 12:15PM - 12:45PM

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alongside a self-automated pool joined by a pool house or gym. Resolved with practical consideration, from imported sea grass wallpaper to a laundry with a clothing chute and motion-tracked security around the home, this is a home of breathtaking proportion and spectacular living.

Property Highlights:

- Newly conceived tri-level residence showcasing solid construction, substantial concrete slabs over two levels, acoustically insulated base to upper floor for exceptional sound minimisation
- Commercial lift connects all three levels
- 38 solar panels, 2 inverters, and a battery, provisions in place for an EV charger
- Ubiquiti UniFi Protect home security system with AI-driven tracking for people and vehicles
- Home automation of lights, air conditioning, and garage through My Home Smart Automation
- Wide engineered Oak floorboards, imported seagrass wallpaper from Europe, automated blinds
- Oversized entry door, keyless entry, video doorbell, ducted air conditioning, Real Flame gas fireplace
- Custom-designed kitchen, softly curved island with hand-crafted marble
- Premium Cosentino benchtops through the kitchen, butler's pantry, and primary ensuite
- Full suite of Bosch appliances; 2 x ovens, microwave, 2 x integrated dishwashers, induction cooktop
- Large butler's pantry with Haefele pull-out pantry doors, ample storage and preparation space
- Open plan living and dining open to a covered entertainer's balcony set beneath a series of skylights, plumbed gas and water connection
- Formal sitting room, upper-level retreat, basement rumpus room with kitchenette, complete with an integrated dishwasher, drinks fridge and display shelves, enormous home office
- Cinema room with a projector screen and integrated Sonos surround sound speakers
- Primary suite with its own private balcony offering spectacular views over Garigal National Park
- Walk-in wardrobe with dressing station, ensuite with built-in TV, integrated sound, freestanding bathtub, double vanity, towel warmer, heated flooring, rain shower, skylight
- All bedrooms with built-in wardrobes, main bathroom with a double vanity and rain shower
- Guest powder room with herringbone mosaic splashback, floor-to-ceiling tiles, stone-finished vanity, ample storage
- Laundry with custom fish scale tiled splashback, custom cabinetry, chute from the top floor
- Mudroom with built-in cabinetry, storeroom, second storeroom/ideal wine cellar, walk-in linen closet with pull-out drawers, three-car garage
- Self-contained granny flat with independent entry, open plan living, kitchen with a 900mm freestanding gas cooktop and electric oven, integrated dishwasher, Bosch washer/dryer, separate bedroom, bathroom with rain shower, heated flooring and towel warmer
- Basement level outdoor entertaining with electric privacy screens
- Self-automated heated pool surrounded by glass balustrades, pool room/gym with toilet, child-friendly lawns, spotted gum privacy screens

Location Features:

- Trails through Garigal National Park towards the end of the street
- 500m to 260, 270, 271, 274, 278, 279, 280, 281, 283, 284 bus services to Belrose, Terrey Hills, Davidson, Duffys Forest, Chatswood, Killarney Heights, Warringah Mall, North Sydney, City
- 900m to Forestville Public School

- 1km to Forestville RSL Club
- 1.2km to Forestville War Memorial Playground, Basketball Court, Skate Park
- 2.3km to Killarney Heights High School
- 2.7km to Forestway Shopping Centre
- 4.5km to Roseville Golf Club
- 6km to the centre of Chatswood
- 7.4km to Warringah Mall

Estimated Rental Price Per Week: \$3,200

Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.****

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MORE DETAILS

Property ID	8CJ26
Property Type	House
Land Area	1182 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Solar Panels
	EV Charger
	Sonos home entertainment system
	Wall-mounted TVs
	Real Flame gas fireplace
	Cabana

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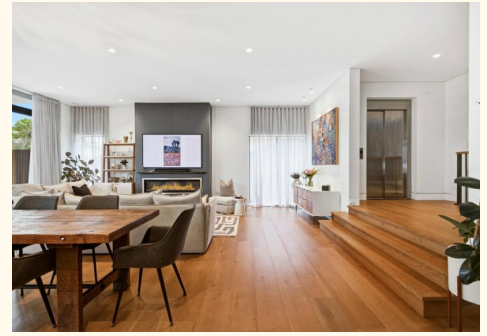
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30 DAVIDSON AVENUE, FORESTVILLE

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