

14A Koola Avenue, Killara

Spacious Full-Brick Home with North-Facing Backyard in Premium Location

Positioned in a highly sought-after location of Killara, this spacious full-brick duplex offers an exceptional combination of generous proportions, flexible family living and everyday convenience. Featuring separate living areas, four well-proportioned bedrooms and a north-facing backyard, the home presents an outstanding opportunity for growing families and investors seeking long-term appeal in one of the North Shore's most desirable suburbs.

The spacious lounge provides a welcoming setting for everyday relaxation, while the separate dining and family area offers additional flexibility for family gatherings and entertaining. At the heart of the home, the generous gas kitchen features granite benchtops, ample cabinetry and preparation space, connecting naturally with the surrounding living areas.

Extending from the family area, the north-facing backyard offers an inviting outdoor retreat, complete with a generous entertaining deck, level lawn and garden shed. Providing an excellent balance of indoor and outdoor space, the setting is ideal for entertaining, relaxing or

4 2 2

AUCTION
Sat 12th Dec @ 2:00PM

VIEW
Wed 25th Nov @ 11:15AM - 11:45AM

AGENTS
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Interested parties must rely solely on their own enquiries.

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enjoying family activities.

Four well-proportioned bedrooms provide comfort and flexibility for family living, including a master bedroom with a private ensuite and balcony. The additional bedrooms offer versatility for family members or guests, while the main bathroom and separate guest powder room provide everyday practicality for family living.

Additional features include floorboards, air conditioning, built-in wardrobes, a lock-up garage with internal access and an additional on site car space, ensuring comfort and convenience throughout. Ideally located just a few minutes' walk from Killara High School, Killara Park and its tennis courts, the home also enjoys convenient access to local kindergartens, direct city buses, shopping amenities and Killara Station.

Whether you're upsizing, establishing a family home or investing in a prestigious North Shore suburb, 14A Koola Avenue presents an appealing opportunity to secure a spacious full-brick duplex in a highly regarded location with enduring family appeal.

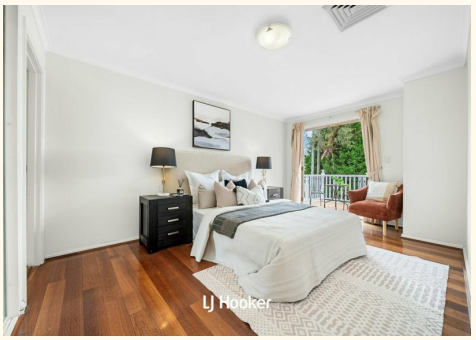
Property Features:
- Two-storey full-brick duplex with spacious family layout
- Not on a strata title, without any strata levy
- Generous lounge with separate dining & family areas
- Spacious gas kitchen with granite benchtops & ample storage
- North-facing backyard with timber entertaining deck & level lawn
- Four well-proportioned bedrooms with built-in wardrobes
- Master bedroom with private ensuite & balcony
- Two bathrooms plus guest powder room
- Floorboards & air conditioning for everyday comfort
- Lock-up garage with internal access & additional car space
- Garden shed providing convenient outdoor storage
- Approx. 5-minute walk to Killara High School & 2 minutes to Killara Park
- Direct city express buses nearby & approx. 1.5km to Killara Station

FOR INSPECTION - cars can be parked at the end of Montah Ave, then walk towards Birdwood Ave and turn right.

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.











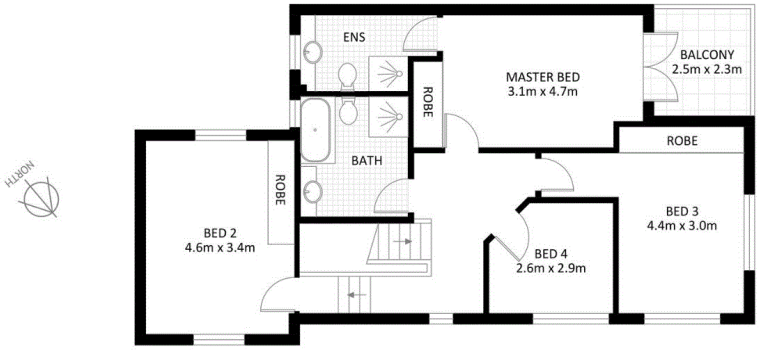
MORE DETAILS

Property ID	TK9HJX
Property Type	DuplexSemi-detached
Including	Toilets (3)

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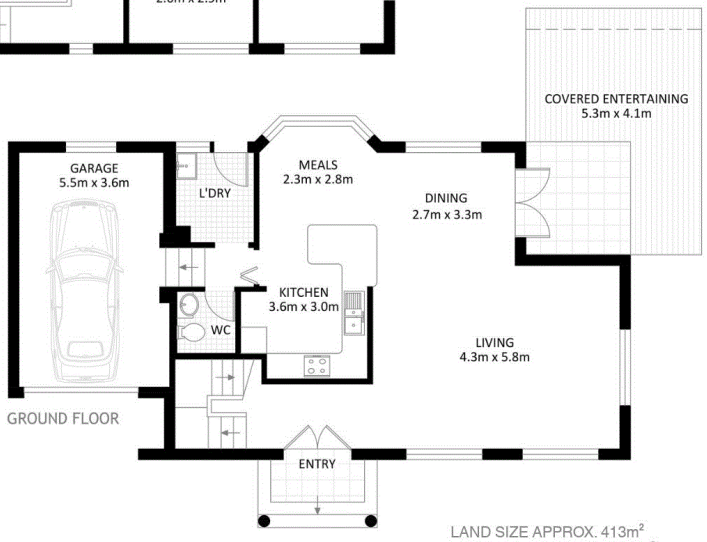
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FIRST FLOOR



SITE PLAN



GROUND FLOOR

LAND SIZE APPROX. 413m²
INTERNAL AREA APPROX. 152m²
ENTERTAINING & BALCONY AREA APPROX. 29m²
GARAGE AREA APPROX. 19m²
TOTAL AREA APPROX. 200m²

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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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