



## Killara, 1 Kylie Avenue

SOLD BY NATALIE PAVLOVA | Charming Home with DA and CC approved for a New Residence

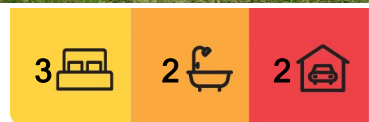
Situated on a large parcel of land, this split level brick home is encased by sunny established gardens and private courtyard.

Conveniently located - easy walk to Killara or Gordon Railway Stations and Gordon Shopping Centre. Close to Killara and Gordon Golf Courses. Stroll to Ravenswood College and within Killara High School catchment. Easy access to Chatswood CBD, St Ives and Macquarie Shopping Centres.

Interiors embrace a sun-drenched living area with fireplace and leafy views, a large private north-facing balcony with peaceful outlook, kitchen is complemented with gas cook top and access to private courtyard and BBQ area. Three spacious bedrooms, one with a separate entry, can be used as an office. Internal access to double lock-up garage with ample storage/ possible workshop.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
SOLD By Natalie LJ Hooker

**View**  
[ljhooker.com.au/SCWHJX](http://ljhooker.com.au/SCWHJX)

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**LJ Hooker Gordon**  
**(02) 9496 8000**

Incredible opportunity arises to build your dream home &ndash; with full Development Approval (DA) and Construction Certificate (CC) secured &ndash; almost ready to start construction on this exclusive block of land approx. 942.2 sqm. Designed by leading architect Harvey Little this property exudes charm and character with a versatile layout that maximises natural light throughout. Future five bedrooms, three have ensuites. Sun filled formal living area will lead to a spacious covered north facing terrace overlooking the front gardens.

Open plan designed kitchen with quality appliances and ample cupboards will merge into the expansive dining and family room which leads to a large Alfresco BBQ area. Media room/ home theatre will be perfect for entertaining. The ground floor area will be offering offer independent living for teens and in-laws.

Don't miss this Rare Opportunity to enjoy the current home now and to build your dream Home in this Prestige Golden Triangle!

For more details, please contact agent

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 nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

<b>Property ID</b>	SCWHJX
<b>Property Type</b>	House
<b>Including</b>	DA Approved for New Dwelling

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