

31 Calvert Avenue, Killara

Full-Brick Family Haven with Exceptional Future Potential

Set on a beautifully level 1,107sqm parcel with a wide 20.115m frontage (exceeding the 1,015m²; minimum lot size required under the Ku-ring-gai LEP for dual occupancy development) and a prized northeast-to-rear aspect, this inviting family home pairs timeless full-brick character with contemporary comfort. From the moment you arrive, the home radiates warmth and sophistication, surrounded by leafy serenity and sunlit spaces designed for relaxed family living and effortless entertaining.

Multiple living zones flow gracefully across the single-level layout, offering flexibility for families of all ages. The open-plan kitchen forms the heart of the home, featuring quality appliances, a gas cooktop, and generous bench space, while the adjoining dining and lounge areas open to a stunning outdoor setting.

Outdoors, every element has been crafted for enjoyment, a sparkling pool and spa framed by lush gardens, paved areas perfect for weekend gatherings, and a level lawn for children to play.

Accommodation includes five well-proportioned bedrooms, thoughtfully separated into distinct family zones. They are serviced by

5 2 1

FOR SALE

Sold Under the Hammer

AGENTS

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AGENCY

LJ Hooker Gordon
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



beautifully renovated bathrooms showcasing contemporary finishes and refined attention to detail.

Enjoying a peaceful position along a prestigious tree-lined street, the home is within walking distance to Killara Public School, short distance to Killara High School, close to stations, shops, Ravenswood School for Girls with both Gordon and Killara Golf Clubs nearby.

Property Features:

- Expansive 1,107sqm block with a wide 20.115m frontage and sunlit northeast rear
- Full-brick construction blending classic character with stylish modern enhancements
- Formal lounge, family room and open living for flexible everyday enjoyment
- Beautiful kitchen featuring gas cooking, Fotile rangehood, & premium appliances
- Five generous bedrooms, ideally separated for multi-generational family comfort
- Two contemporary bathrooms plus an additional toilet in the internal laundry
- Seamless indoor-outdoor connection to landscaped alfresco entertaining and pool area
- Family-sized swimming pool and spa framed by manicured lawns and garden surrounds
- Over-height carport plus extra off-street parking for multiple vehicles
- Ducted gas heating, gas hot water, and a charming open fireplace
- Located in a quiet tree-lined street, a short 500m stroll to Killara Public School
- Prestige location, moments to elite schools, parks, and transport links

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	T4EHJX
Property Type	House
Land Area	1107 m2
Including	Toilets (2)

Jing Peng 0424 262 673

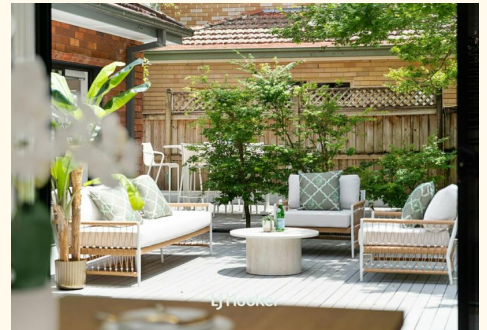
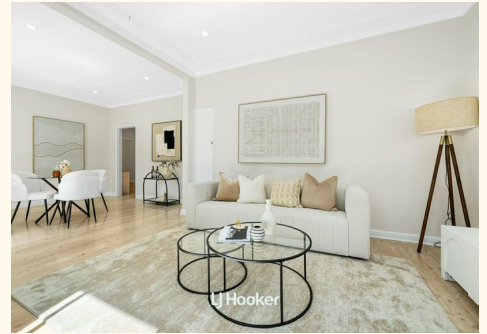
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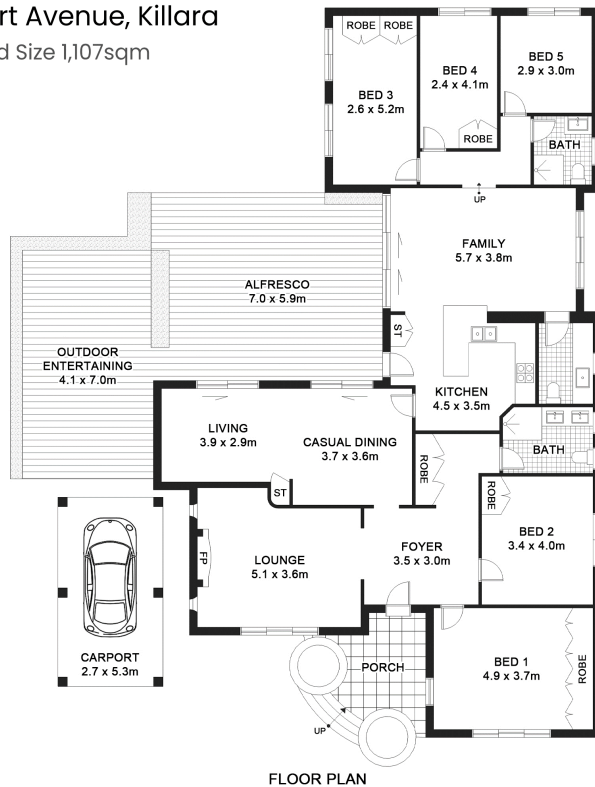
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Land Size 1,107sqm



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

SITE PLAN

LJ Hooker Gordon