

36 Spencer Road, Killara

## A 999sqm Private World Where Dream Living Unfolds

On one of Killara's most admired dress-circle streets, where leafy canopies frame some of the North Shore's finest homes, this enchanting Federation bungalow rests gracefully on a generous 999.1sqm parcel with the rare privilege of dual street frontage. A home of quiet beauty and enduring character, it offers a treasured opportunity to secure a landmark family residence in a blue-ribbon setting.

Framed by established gardens and rich in period charm, the home showcases elegant decorative ceilings, leadlight windows and beautifully preserved Federation details, while a thoughtful extension completed in 2007 has transformed the residence into a versatile sanctuary perfectly suited to modern family living.

Thoughtfully designed for growing and multi-generational families, the residence features five spacious bedrooms. Four well-appointed bedrooms are located on the ground floor, while occupying its own private upper level, the luxurious master retreat provides a peaceful haven with a generous study, walk-in robe and elegant ensuite.

The centrepiece of the home is a truly magnificent living and dining

5 3 2

### FOR SALE

Price Guide \$3,650,000 | AUCTION on 15/Aug

### VIEW

Wed 5th Aug @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Gordon  
(02) 9496 8000

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domain, where soaring ceilings and expansive picture windows frame an extraordinary sense of volume, light and architectural elegance. Sunlight pours effortlessly through the space from dawn to dusk, illuminating this grand yet inviting family sanctuary. Above the kitchen, an elevated loft overlooks the living area, offering a refined and versatile retreat—perfect for quiet reading, children's play, or moments of serene escape while remaining intimately connected to the heart of the home.

Beyond the interiors, the grounds unfold in a thoughtfully curated progression of outdoor spaces. Sun-drenched terraces lead to an inviting fire pit, ideal for evenings beneath the stars, before continuing to a shimmering swimming pool set amidst lush greenery. At the lower level, a beautifully designed children's playground provides a delightful space for adventure and play, while a sculptural pergola nestled beneath mature trees offers a secluded setting for long summer lunches, elegant celebrations, and relaxed gatherings that extend into the evening.

Positioned in one of Killara's most family-focused pockets, the home is surrounded by the lush fairways of Killara and Gordon Golf Clubs, offering a serene setting rarely found so close to everyday amenities. Enjoying an easy walk to Ravenswood School for Girls, the home is just a two-minute drive to Killara Station. From here, the North Shore's finest schools—including Pymble Ladies' College, Knox Grammar and Abbotsleigh—are all close at hand, complemented by the enduring appeal of the coveted Killara High School catchment

With a highly functional family layout and generous accommodation, this is a compelling opportunity where character, lifestyle and future potential align.

#### Property Features:

- Commanding dual street access on a north-facing 999.1sqm block (20mx50m)
- Charming Federation bungalow enhanced by a substantial 2007 extension
- Five spacious bedrooms, including two with ensuites and four conveniently positioned on the ground floor
- Private upper-level master retreat with study area, walk-in robe and ensuite
- Expansive family living domain with soaring ceilings and oversized picture windows
- Full-width electric awning covering the full alfresco terrace
- Sun-drenched child-friendly garden with level lawn and garden shed
- Sparkling swimming pool framed by landscaped surrounds
- Dedicated children's playground, ideal for young families
- Storage room/workshop, carport and secure fenced grounds

#### Location Benefits:

- 450m to Killara Public School
- 300m to Calvert Avenue Bus Stop, offering express bus services to Killara High School and Killara Station
- 900m to Ravenswood School for Girls
- 1km to Killara Station
- 1.1km to Killara Golf Club
- Within the highly sought-after Killara High School catchment

#### Outgoings:

Council: \$718 p.q (approx.)

Water: \$200 p.q (approx.)

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## MORE DETAILS

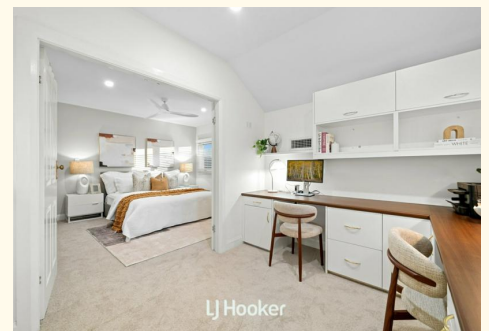
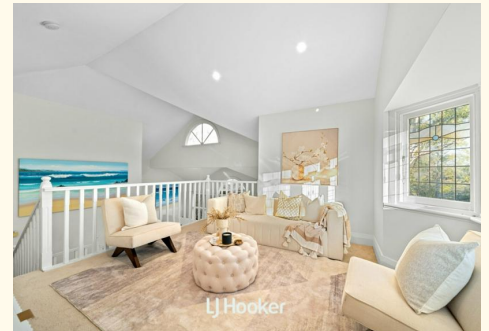
|               |                                                                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | TF5HJX                                                                                                                                                                        |
| Property Type | House                                                                                                                                                                         |
| House Size    | 370 m2                                                                                                                                                                        |
| Land Area     | 999 m2                                                                                                                                                                        |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (4)<br>Pool<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

**Jing Peng 0424 262 673**

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INTERNAL AREA APPROX. 227m<sup>2</sup>  
 EXTERNAL AREA APPROX. 110m<sup>2</sup>  
 CAR PORT AREA APPROX. 33m<sup>2</sup>  
 TOTAL AREA APPROX. 370m<sup>2</sup>

TOTAL LAND SIZE APPROX. 999m<sup>2</sup>

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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.