







5 Boyne Place, Killarney Heights

An Exceptional Lifestyle of Privacy, Prestige and Village Convenience

Proudly presented by Nima Aliasgary 0424 999 399 and Awais Khan 0426 525 256 of LJ Hooker Alliance Group.

A true sense of space, an established cul-de-sac setting and the northern sunlight give this dual-level home an appeal all its own. Set on approximately 695.6 sqms and back from the street, level grounds offer exceptional privacy, with an elegant travertine-framed pool creating a natural focal point for outdoor entertaining.

Dark timber floors and plantation shutters bring understated sophistication to airy proportions. A substantial bay window to the lounge room offers a quieter place to unwind, while a skylit stone kitchen connects to dining with bi-fold doors extending to the poolside terrace. On the opposite side, a screened sunroom delivers a beautiful counterpoint to open-air entertaining, bringing the garden into focus from a more intimate, protected setting.

Beautifully proportioned bedrooms occupy both levels, accompanied by well-appointed bathrooms and considered details including air

5 **3** **2**

AUCTION
Sat 21st Nov @ 4:30PM

VIEW
Sat 7th Nov @ 11:15AM - 11:45AM

AGENTS

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conditioning and a laundry chute. A lock-up garage and additional off-street parking sit alongside the pleasures of a walkable setting, where Killarney Heights Village shops, local cafes and buses are part of everyday, and Bantry Bay is just moments away.

• Peacefully set back from the street, at the end of a picturesque cul-de-sac surrounded by quality homes
• Level north-to-rear parcel offering an ideal orientation for outdoor living, with a private backyard and in-ground pool with elegant travertine surrounds
• Beautifully presented interiors featuring dark timber floors, plantation shutters and air conditioning with a spacious lounge framed by a large street-facing bay window
• Centrally positioned skylit kitchen with stone benchtops, Smeg cooktop, Bosch oven and dishwasher, connecting naturally with the dining area
• Dining space with bi-fold doors opening to poolside entertaining, complemented by a tiled screened sunroom offering a protected space to relax while overlooking the backyard
• Generously proportioned bedrooms across two levels, a ground-floor bathroom features a sunken spa bath, an upper-level bathroom features a double vanity, towel warmer and large shower
• Practical inclusions offer a laundry chute from the second level, attic access, a lock-up garage and additional off-street parking
• Within the catchment for Killarney Heights Public School and High School, walk to Killarney Heights Village shops and bus services, moments from Bantry Bay

Estimated Rental Price Per Week: $1,950 - $2,050

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

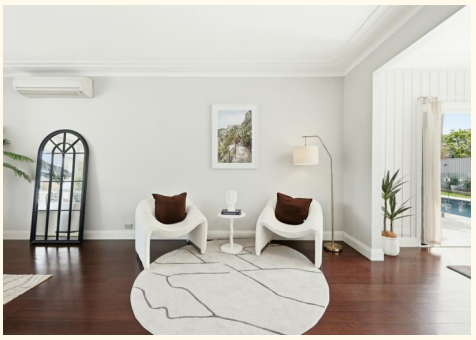
- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.****

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MORE DETAILS

Property ID	A8J26
Property Type	House
Land Area	695.6 m2
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Floorboards Laundry chute







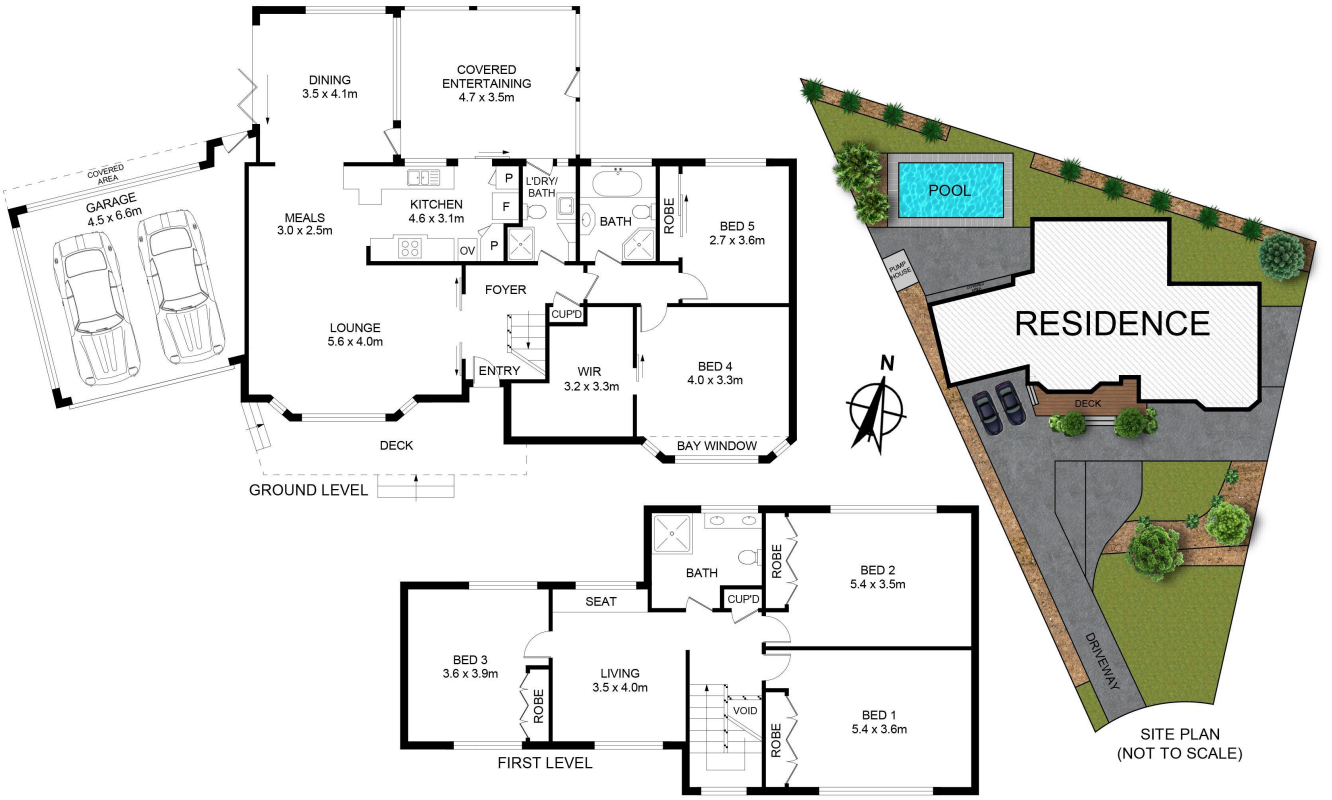




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