



Killarney Heights

Custom-Designed Luxury Living, Uncompromised Quality, Resort-Like Entertaining

This property is proudly presented by Nima 0424 999 399 and Awais 0426 525 256 of LJ Hooker Alliance Group.

Unmatched in calibre and grand in scale, this contemporary double-brick masterpiece redefines luxury family living. Underpinned by concrete slabs across all three levels, this custom architectural triumph spans a prime level (approx.) 822sqm high-side parcel, capturing breathtaking valley views that will soothe your soul every single day.

Designed for unforgettable family memories, the ground floor welcomes you with a soaring, high-ceiling formal lounge that flows into an expansive open-plan sanctuary. At the heart of the home is a showstopping kitchen adorned with backlit New York marble, stepping out effortlessly to a high-span undercover alfresco area. Here, your weekends will be spent hosting loved ones by the fully tiled, gas-heated saltwater pool and spa, backdropped by a tranquil feature waterfall. As the sun sets, a bespoke designer lighting system transforms the entire estate into a magical, illuminated resort oasis.

6 5 5

FOR SALE
CONTACT AGENT

VIEW
By Appointment

AGENTS

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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.

LJ Hooker

This is a home where deep family connection and absolute privacy coexist beautifully. The highly flexible six-bedroom layout features three extraordinary king-sized suites-including a blissful ground-floor retreat perfect for grandparents or long-term guests, and a second-floor living domain that brings the family together.

When the day ends, retreat to a primary suite that rivals the world's finest resorts. Opening directly to its own private balcony to drink in the valley panorama, you can soak in the freestanding bath framed by a picture-frame window, watching the magnificent jacaranda tree bloom against the views.

Complete with a gold-class, starlit-ceiling Home Theatre and a private wine-tasting cellar room, this home is an elite lifestyle sanctuary. Perfectly positioned in the prestigious, leafy heart of Killarney Heights, it offers elite family convenience just moments from top schools, village shops, and tranquil waterways.

Ultimate Highlights:

- Architectural Grandeur: Custom double-brick and concrete slab construction, beautifully engineered for generations to come.
- Resort-Style Entertaining: Seamless transition from the high-ceiling living spaces to the travertine alfresco and heated pool/spa with a waterfall feature.
- Chef's Masterpiece: Command attention with backlit New York marble, premium Miele appliances, a hidden secondary gas kitchen, and a plumbed outdoor BBQ.
- Elite Primary Suite: Luxury Master Suite with a private view-swept balcony, dressing room, and a backlit marble ensuite where a freestanding bath frames a stunning jacaranda and valley outlook.
- Harmonious Multi-Generational Living: Five grand bedrooms and an upstairs family living area, highlighted by three king-sized suites (including an ideal ground-floor guest wing) and a massive home office/6th bedroom.
- Bespoke Finishes: Cozy hydraulic underfloor heating beneath elegant ground-floor travertine, with warm solid timber flooring for all bedrooms.
- Immersive Home Cinema: Lose yourself in movie nights under a custom-designed starlit ceiling with full acoustic walls and surround sound.
- Breathtaking Evening Ambiance: Spectacular indoor/outdoor lighting system, making the home glow beautifully at night.
- Next-Gen Climate Control: Premium Daikin multi-head air conditioning system with 11 individual heads distributed throughout all living areas and bedrooms, featuring remote control functionality for highly personalized climate control.
- Eco-Luxury Tech: Highly efficient solar system with Tesla Powerwall, EV charging capabilities, and comprehensive multi-camera security alarm system providing peace of mind.
- Elite Location: A premier, high-side position walking distance to Killarney Heights Preschool, Primary, and High School, and moments to Bantry Bay and Davidson Park Boat Ramp.

Estimated Rental Price Per Week: \$2,750 - \$2,850

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.***

Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our

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MORE DETAILS

Property ID	95J26
Property Type	House
Land Area	822 m2
Including	Study
	Air Conditioning
	Alarm
	Pool
	Spa
	Balcony
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Solar Panels
	Wine cellar
	Cinema
	Cabana
	Butlers Kitchen
	WIR
	Gas-heated Saltwater Pool and Spa

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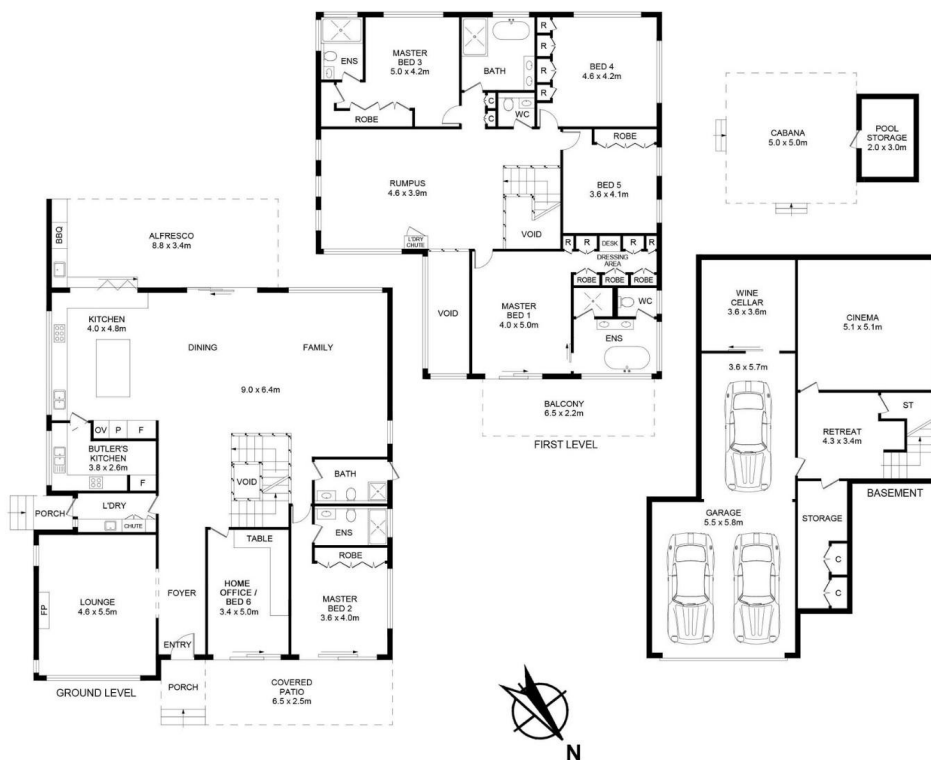
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SITE PLAN
(NOT TO SCALE)

INTERNAL AREA :- 463 SQM
EXTERNAL AREA :- 90 SQM
LAND SIZE :- 822 SQM

KILLARNEY HEIGHTS

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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