



7 Kildare Grove, Killarney Heights

A Quiet Sanctuary with Stunning Water Views

Proudly presented by Nima Aliasgary 0424 999 399, Awais Khan 0426 525 256 and Sam Mofarah 0434 423 765 of LJ Hooker Alliance Group.

Offering the kind of space families dream of, elevated by Middle Harbour views, this established (approx.) 708.2 sqm home unfolds across rare proportions with a seamless flow between interiors and outdoor entertaining. Thoughtfully connected living spaces flow naturally into the next, all brought together by a large central kitchen.

Three extraordinary king-sized primary suites ensure every generation enjoys their own sense of privacy with a ground-floor option perfectly suited to in-laws or guests. All finished with a walk-in wardrobe, ensuite and individual climate control, a grand upper sanctuary sits in a league of its own, matched by water outlooks you'll never tire of. Sharing the same incredible panorama, family living continues over the second floor, framed by walls of glazing and a balcony that draws the outdoors in.

Beautifully considered, right down to the details you rely on every day, integrated storage keeps the home's substantial layout seamlessly

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FOR SALE
CONTACT AGENT

VIEW
Sat 26th Sep @ 10:45AM - 11:15AM

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streamlined, alongside solar, security and ease of internal access to an automatic double garage. Enjoying the privacy of level alfresco spaces and saltwater pool bordered by travertine, this lifestyle home rewards with an equally outstanding address.

KEY FEATURES:

- Remarkable approx. 708.2 sqm floorplan elevated by a prized high-side position, Middle Harbour views and three king-sized primary ensuite bedrooms with individual climate control and walk-in wardrobes.
- Seamless indoor-outdoor flow from all formal and casual entertaining zones, generous lounge and dining opens to a deck overlooking the pool and rear entertaining.
- Enormous central skylit kitchen, expansive stone benchtop, Bosch oven, Bosch built-in microwave, Siemens electric cooktop, dishwasher and appliances station overlooks family meals opening outdoors.
- Glass framed upper-level living extends to a balcony capturing sweeping waterway views, an expansive primary suite shares the same picturesque outlooks, complete with a room-sized walk-in wardrobe and luxurious ensuite.
- Versatile ground-floor accommodation includes four spacious secondary bedrooms, a family bathroom with a bathtub and shower, and one of the home's three private primary suites.
- Everyday practicality offers substantial storage throughout the home, air conditioning, a gas heating connection, approx. 12 solar panels, dual gas hot water with temperature control on each floor, a large double garage with internal entry and an automatic door, video doorbell, alarm and security cameras.
- Compliant saltwater pool with solar heat pump, travertine paved surrounds, seamless glass balustrades offering uninterrupted sightlines from inside the home.
- Within the catchment for Killarney Heights Public School (1km), Killarney Heights High School (1.2km), walk to Killarney Heights shops, reserve, Garigal National Park, moments from Bantry Bay.

Estimated Rental Price Per Week: \$2100 - \$2200

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	8VJ26
Property Type	House
Land Area	708.2 m2
Including	Alarm
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Solar Panels

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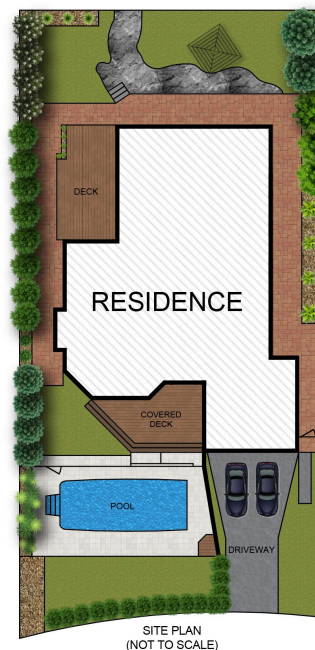
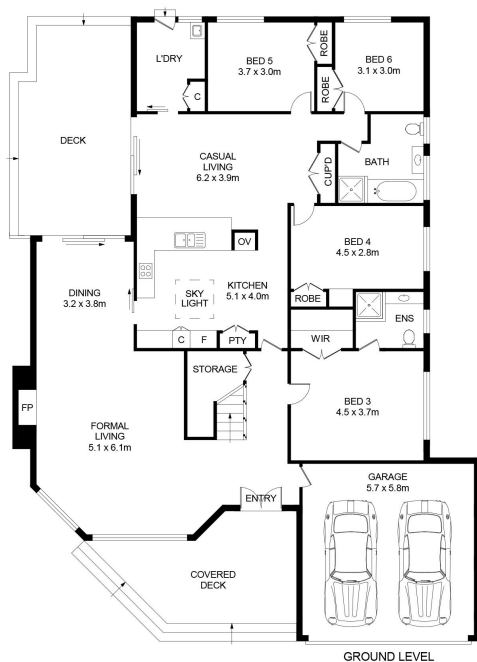
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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and 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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