

9 Downpatrick Road, Killarney Heights

Large Family Home with a Separate Freestanding Second Dwelling

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

Set on approximately 798 sqm, this substantial family property combines a spacious main residence with an as-new, freestanding second dwelling creating genuine flexibility for extended family, independent living, guests, a teenage retreat or potential supplementary income.

Accommodation in the main residence includes flexible ground-floor living with 2 bedrooms, ideal for guests, multigenerational living or working from home, together with a further 4 bedrooms upstairs, one of which could also be utilised as a dedicated home office. The layout is supported by multiple bathrooms, including a three way bathroom which brings smart separation to the layout for busy family mornings.

Privately positioned and built approximately 18 months ago, the separate second freestanding dwelling offers an impressive level of independence. Arranged over two levels, it includes open-plan living,

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AUCTION

Sat 31st Oct @ 4:30PM

VIEW

Sat 19th Sep @ 11:30AM - 12:00PM

AGENTS

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two bedrooms and two bathrooms, air conditioning, internal laundry with toilet - well suited to adult children, grandparents, guests or tenants.

Enjoying a quiet street setting close to Middle Harbour's walking trails, the home is within easy reach of Killarney Heights Public School, Killarney Heights High School, local shops, playing fields, Forestville village and Chatswood.

Features include:

- Spacious main residence with flexible family accommodation with city views.
- Versatile ground-floor bedrooms ideal for guests or family use, with additional bedrooms upstairs, including one that could serve as a home office.
- As-new, freestanding two-bedroom, two-bathroom, laundry with toilet, air conditioned second dwelling.
- Timber floors, light-filled open-plan living and dining areas, stone-finished kitchen.
- Multiple bathrooms, including a family-friendly separated main bathroom layout.
- Outdoor living unfolds across a patio extending to the backyard with plenty of room for entertaining and play.
- Double garage [Driveway provisioned STCA).
- Quiet street, close to Middle Harbour walking trails, schools, shops, ovals and parks.
- Within the catchment for Killarney Heights Public School (600m) and Killarney Heights High School (450m).
- Approx. 12-minute drive to Chatswood, with convenient access to Manly.

Estimated Rental Price Per Week: Available soon...

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	A2J26
Property Type	House
Land Area	798 m2
Including	Study
	Floorboards
	Built-in-Robes
	Independent Two-Bedroom Granny Flat

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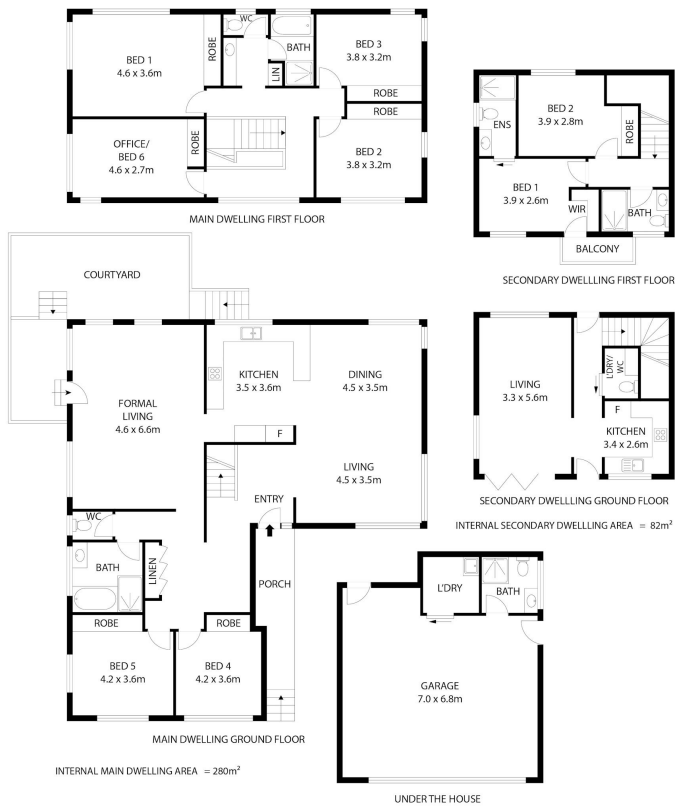
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9 DOWNPATRICK ROAD, KILLARNEY HEIGHTS

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