







39 Polding Road, Lindfield

Exceptional Versatility Meets Grand Proportions

Commanding an elevated position on the high side of the street, this substantial contemporary residence unfolds across approximately 897.9sqm with a prized north-to-rear aspect. Built in 2021, its generous proportions and considered layout create a home of remarkable ease, flexibility and enduring family appeal.

The home opens into expansive living and dining spaces gather around a beautifully appointed stone kitchen with butler's pantry, before opening effortlessly to an impressive 70sqm covered alfresco terrace and sunlit rear garden. Designed equally for quiet family life and generous entertaining, the connection between indoors and out is both natural and inviting.

Six oversized bedrooms are complemented by multiple living zones, a media room and dedicated study spaces. Four generously proportioned bedrooms occupy the upper level. The main suite is a private retreat with twin walk-in wardrobes, full ensuite and leafy balcony, two self-contained ground-floor bedrooms feature private external access and kitchenettes, ideal for extended family, while presenting an attractive opportunity for passive rental income.

6 4 2

FOR SALE
Invite offers $4,100,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

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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.

High ceilings, Blackbutt timber floors and plantation shutters bring warmth and refinement throughout, complemented by a double garage, six-zone ducted air conditioning and considered modern appointments.

All within an easy walk of Lindfield Station, village shops, Coles and Primula Oval, and close to leading North Shore schools and Killara Golf Club — Generous without excess and refined without formality, this is a home where space has been considered not simply in scale, but in the way a family lives.

Property Highlights:

- Elevated high-side position on approximately 897.9sqm with a prized north-to-rear aspect
- Built in 2021 with approximately 477sqm of internal living space
- Two self-contained ground floor bedrooms with private external access, ideal for extended family and opportunity to generate passive rental income
- Gourmet stone kitchen with oversized island and butler's pantry
- Six generously proportioned bedrooms plus study, including three ensuite bedrooms
- Multiple living zones including media room, upstairs family retreat and additional study/home office spaces
- High ceilings, Blackbutt timber flooring and plantation shutters
- Double automatic garage, six-zone ducted air conditioning and 15,000L rainwater tank
- 1km Walk to Lindfield Station, 900m to village shops and Coles
- Close to Killara Golf Club and leading North Shore schools; Lindfield Public School, Killara High School catchment

- Some images have been virtually styled.

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MORE DETAILS

Property ID	THUHJX
Property Type	House
Land Area	898 m2
Including	Study
	Toilets (4)
	Balcony
	Outdoor Entertaining











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FIRST FLOOR



GROUND FLOOR



SITE PLAN

LAND SIZE 897.9sqm (approx.)

Internal Size 416sqm (approx.)

LJ Hooker

Disclaimer: Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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