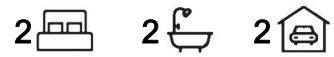


Wattle Park, 1 Wahroonga Avenue

Unlocking Hearts and Opportunities: Your Key to Home and Beyond - CONTRACTED

Nestled in the leafy surrounds of the blue-chip eastern suburb of Wattle Park, 1 Wahroonga Avenue stands as a well-maintained 1940s home on approx. 783 sqm block. Combining classic design with contemporary features, this home unfolds with a sense of space, creating an environment that effortlessly balances comfort and entertainment.

Privately positioned behind remote controlled gates, this solid brick home built in a bygone era, features two double bedrooms adorned with plantation shutters, built in robes and ceiling fans. The main bedroom is complemented by an ensuite.



For Sale

CONTRACTED

View

ljhooker.com.au/60DYFDJ

Contact

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Disclaimer: 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.

A dedicated study, complete with built in desk and shelves, provides the perfect home office space. Alternatively, this could easily be converted to a nursery if desired.

Elegance unfolds in both formal dining and living rooms, creating ideal settings for hosting guests or savouring special occasions. The open plan living area, a double brick extension added to the home approximately 35 years ago, provides ample space for the family. Featuring a large timber kitchen with stone benchtops, casual meals area and a family room with a wood combustion heater, this space is the heart of the home.

The picturesque north facing rear garden is meticulously maintained. Step through sliding doors from the family room or dining room onto the rear, elevated deck and pergola overlooking the charming garden.

Other features include:

- * 3 metre ceilings
- * Ducted evaporative cooling and ducted gas heating
- * Gas heater in lounge room
- * Ceiling fans in both bedrooms and family room
- * In-built wall safe in study
- * Skylights in the hallway and kitchen
- * Smeg oven and stove in the kitchen, with an integrated Electrolux dishwasher
- * BBQ and range hood on deck
- * Built in storage in both the family room and hallway
- * Carport x 1 car with additional off street parking
- * Large garden shed
- * Zoned for Burnside Primary and Norwood International High School
- * Close proximity to St Peters Girls and Rostrevor College

This inviting home is a canvas of possibilities. Currently cosy and liveable, it offers the perfect opportunity for future upgrades. With comfortable living spaces, thoughtful features and a pleasant outdoor area, it's ready to welcome its next owner.

EXPRESSIONS OF INTEREST: Closing Wednesday 29th November at 12pm (USP) - CONTRACTED

(\$1,250,000)

CT: Volume 5449 Folio 13

Council: City of Burnside

Council Rates: \$2,299.40 per annum (approx)

Water Rates: \$281.43 per quarter (approx)

Land size: 738 square metres (approx)

Year Built: 1946 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps/1/AdA6XFk0AdAO>



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(Please copy and paste the link into your browser)

More About this Property

Property ID	60DYFDJ
Property Type	House
House Size	262 m ²
Land Area	738 m ²
Including	Study Air Conditioning Dishwasher

Janine Bergin

Sales Consultant | jbergin@ljhkensingtonunley.com.au

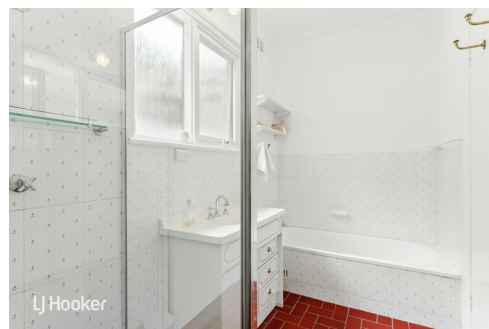
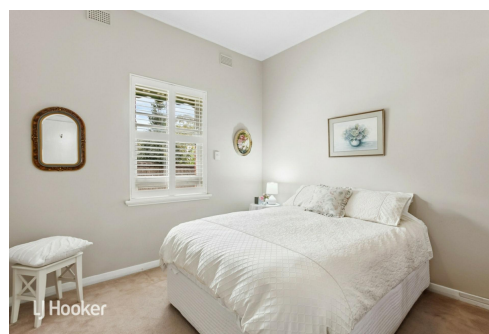
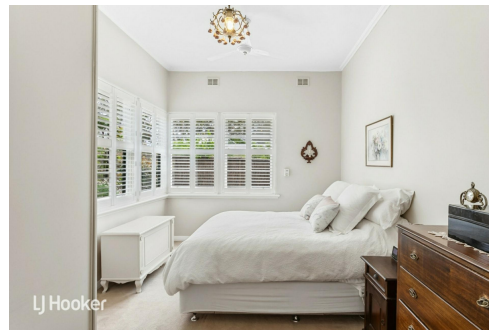
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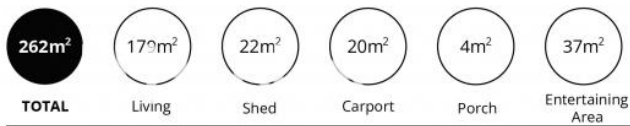
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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