






16 Rose Avenue, Wheeler Heights

## 1,549sqm Private Family Sanctuary - Sunny North Facing Aspect - Extensive Parking Options

Auction Location: On-site

Tucked away and secluded from the street, is this highly sought after and expansive, level 1,549sqm block with modern sun-drenched family home. The vast area and private position offer the ultimate family lifestyle, and includes a free-standing cottage for extended family, teenagers, or visitors. The existing residence easily caters for a large family, or two, and their range of needs, with a clever flexible floor plan and 'retreat' style site. The multi-garaging, level off-street parking and storage options are unparalleled, with parking for up to 12 vehicles - bring your caravan, boat, trailers, work fleet and multiple cars! This unique property offering is perfect for families with an extensive recreational lifestyle with loads of private space and options to work, rest and play.

Situated in a leafy, quiet, family focused neighbourhood and positioned for absolute convenience, only 200metres to the local

6  4  8 

### FOR SALE

Multi-Generational Family Oasis -  
1,549sqm

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Collaroy Plateau shops, sought-after schools, transport, and just a short drive to your choice of some of Sydney's best beaches.

- North facing and sun-drenched first floor living zone flows to a covered outdoor terrace
- Two spacious 14-metre-wide covered alfresco entertaining decks
- Modern kitchen equipped with ilve appliances and stone benches
- Newly appointed lower floor provides option for separate accommodation
- Split system air-conditioning and wood burning fireplace
- Solar power and hot water private level driveway
- Flexible floorplan - the home is currently set up for two families and easily converted back to one family home
- Stand-alone cottage for guests, extended family or home office
- Resort-style pool with slide, level lawn and tropical gardens
- Setback off the street ensuring the utmost in privacy
- Potential for subdivision STCA

Embrace the harmonious blend of stylish living, versatile spaces, unparalleled parking capacity - ideal for astute investors or multi-generational families seeking privacy, comfort, and convenience...

**Disclaimer:**

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**MORE DETAILS**

Property ID	2W96F6K
Property Type	House
Land Area	1549 m2

**Melissa Pease 0414 673 273**

Licensed Real Estate Agent | [mpease@ljhmv.com.au](mailto:mpease@ljhmv.com.au)

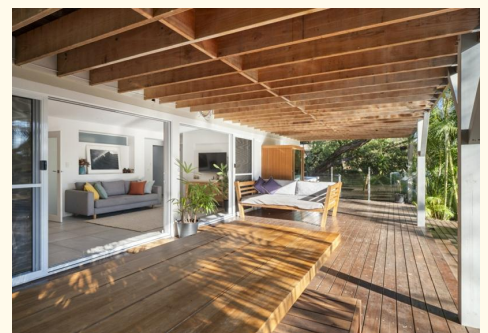
**Kylie Segedin 0417 744 317**

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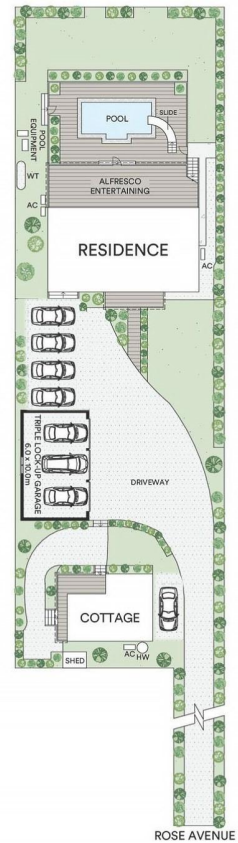
COTTAGE



GROUND FLOOR



FIRST FLOOR



ROSE AVENUE



INTERNAL AREA : 210 M<sup>2</sup>  
 COTTAGE BUILDING AREA : 38 M<sup>2</sup>  
 TOTAL LAND SIZE : 1,549 M<sup>2</sup> APPROX.

**LJ Hooker Mona Vale**

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**LJ Hooker**