



99 Westbrook Avenue Wahroonga, NSW

4 bed | 2 bath | 2 car

## Unpack and enjoy with potential to capitalise

Brilliantly attainable and ready to enjoy, this outstanding home presents a spectacular park-side setting in a popular family-focused location. Great as a first home or easy care for empty nesters wanting to stay local. Boasting 990sqm of exceptionally level land with a 26m frontage the property also lends itself to further capitalisation for expansion or building to your specific requirements. Interiors flow across a harmonious single level with living spaces and master bedroom seamlessly transitioning to outdoor entertaining and the pool. Enjoy the wide open spaces of Golden Jubilee Field and comprehensive bus routes just footsteps from your door. Set in highly sought Wahroonga Bush School zone, with easy access to premier private schools and excellent shopping.

- 990sqm level land, north aspect, 26m frontage, upsize or downsize
- Seamless in/out flow, stunning family room, cross beam ceiling, fireplace
- Spacious lounge, light-filled interiors, large windows, and fresh paint
- Granite and timber kitchen, premier Highland gas cooktop, oven, dishwasher
- Four light and tidy bedrooms, master with built-in robes and modern ensuite
- Two renovated up to date bathrooms, internal laundry, abundant storage
- Sparkling pool and spa, plumbed for solar, pool garden with relaxing sun patio
- Covered and alfresco paved entertaining area, level lawn, easy care garden
- Double garage, internal access, ducted reverse cycle air conditioning
- Wahroonga Public School zone, near premier private schools, stroll to shops
- Bus in street for Turramurra rail, Hornsby interchange/retail, Macquarie Uni

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