



35 Mahratta Avenue Wahroonga, NSW

5 bed | 3 bath | 2 car

## Idyllic double brick family entertainer in a sought-after Wahroonga enclave

Poised on the high side of a whisper quiet tree-lined avenue, this opulent family entertainer basks on a magnificent 1,100sqm level parcel just moments from some of Sydney's most respected schools. Meticulously designed for today's coveted indoor/outdoor lifestyle, it represents an outstanding opportunity for growing and multi-generational households who value the importance of location and livability. A brilliant showcase of generous proportions matched with a superb array of living zones including the potential for self-contained in-law accommodation upstairs (STCA), this is a property with so much to offer. Flowing to a stunning 12m resort-style heated pool and established gardens, from here enjoy a leisurely stroll to rail, Abbotsleigh, Knox Grammar, The Glade Reserve, caf- s and everything this prestigious enclave affords.

- Extended double brick residence re-imagined to exacting standards
- Elegant formal lounge with Rinnai gas fireplace and statement rosette ceilings
- Banquet-sized formal dining with custom chandelier and French doors
- Gourmet Hamptons-style kitchen with butler's pantry and 2nd dishwasher
- Farmhouse ceramic basin, Ilve gas cooker, stone benchtops and shaker cabinetry
- 12m deep blue mosaic-tiled pool with gas heating and private garden surrounds
- Travertine entertaining terrace, child-friendly lawns and mature landscaped gardens
- Central gas heating, heated travertine floors in the open plan family living area
- Super-sized bedrooms, two with ensuites, plus home gym/office or 5th bedroom

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