



3 Hastings Road Warrawee, NSW

3 bed | 2 bath | 2 car

## Premier East Side Location, Wonderful Northern Aspect and Endless Possibilities

This blue-ribbon east side home offers boundless potential to renovate or rebuild without heritage or conservation restrictions (STCA). Basking in a sun-kissed north to rear orientation, the 790sqm land parcel enjoys the prestige and convenience of one of Warrawee's premier streets, with an easy stroll to rail(s), Knox, local shopping and nearby recreational parks.

Lovingly maintained by the same family for 62 years, this single level home provides generous immediate comfort with fabulous late mid-century styling and a recently renovated Miele kitchen. The family room flows through bifold doors to the sunny deck and richly landscaped garden with pool. Inside, the layout offers distinct bedroom and living zones, plus a home office at front with a separate entry. Take your place amongst the elegance of this lifestyle-rich location ideal for growing families, and in Wairoonga Bush School catchment.

- Renovate or rebuild opportunity (STCA), non-heritage, non-conservation zone
- 790sqm north to rear land, premier east side, in the one family for 62 years
- Two living areas both opening to the deck, adjacent dining
- Family room with bifold doors that integrate the deck and capture sunshine
- Renovated kitchen, European appliances include a gas cooktop & steam oven
- Three bedrooms, walk-in robe and ensuite to main, separate home office
- Two bathrooms + powder room, main with bath and shower, internal laundry

### Carl Ferris

m: 0403 190 555

t: 02 9061 3199

e:

**Donna Ferris** [donna@themarshallgroup.com.au](mailto:donna@themarshallgroup.com.au)

m: 0419 184 578

t: 02 9061 3199

e:

[donna@themarshallgroup.com.au](mailto:donna@themarshallgroup.com.au)

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