



7 Warwick Street Killara, NSW

4 bed | 2 bath | 1 car

## Deceased Estate Art Deco beauty on a premier 2014sqm walk-to-rail parcel

'Mornington' is positioned in a prestigious Killara street on a magnificent parcel spanning over 2000sqm, this classic Art Deco residence comes to the market for the first time in over 80 years. Oozing charm and brimming with potential, a grand two-storey floor plan incorporates captivating living spaces, quality accommodation options and endless possibilities to re-design for modern living. Wrapped by sprawling private gardens and orientated to enjoy northerly sun from the backyard terrace, scope to renovate or re-build and capitalise on this prime landholding is exceptional (STCA). Located a short stroll to rail, Killara Golf Club and close to some of Sydney's finest schools, this rare beauty has so much to offer.

- High-side set with a wide 20m street frontage and prime 2014sqm block
- Elegant formal lounge and dining rooms with verdant views and picture windows
- Kitchen overlooking the private backyard flows to a spacious meals area
- Four spacious upper-level bedrooms, two framed by treetop vistas
- 5th bed or home office on the lower-level ideal for guests
- Ultra-private backyard featuring a sun-kissed terrace and level lawns
- Wood fireplace, reverse cycle air conditioning and decorative high ceilings
- Lock-up garage with built-in cabinets and under-house storage access
- Double brick construction with options to renovate, re-design or re-build (STCA)
- Walk to Killara station, golf course and zoned for Killara High School
- Close to elite schools including Ravenswood, PLC, Knox and Abbotsleigh

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