



12 Koora Avenue Wahroonga, NSW

5 bed | 3 bath | 2 car

Sold in 1 day! Ask Eva Lu

Poised high-side on a magnificent 1770sqm, this substantial home boasts timeless charisma, outstanding privacy and a flexible floorplan adjacent to the green space of The Glade Reserve. Over time the original full brick home has been extended upon, adding an open plan casual living, dining and gourmet kitchen and upper level bedrooms.

With some updates, it's very comfortable as is whilst holding plenty of opportunity to reimagine to taste. Generously proportioned rooms rest under high-ceilings and open at the rear to an expansive entertainer's terrace, generous gardens and the pool. The floorplan includes up to five bedrooms with the option for a lower level nursery, home office or space to create an in-law wing.

It rests in a quiet very low traffic pocket with immediate access to the park, tennis courts and basketball courts across the road, within footsteps of Abbotsleigh and within walking distance of Warrawee Public School, Wahroonga Station, Wahroonga's village shops and Knox Grammar.

Accommodation Features:

- * High ceilings, original part of the home is full brick
- * Timber floorboards, spacious formal lounge, fireplace
- * Formal dining room, multiple banks of French doors
- * Spacious and open plan casual living, dining and kitchen

- * Easy access to the over-sized double lock up garage with storage and a laundry area, cel

Eva Lu

m: 0415 160 612

t: 02 9061 3199

e:

eval@themarshallgroup.com.au