



118 Burns Road Wahroonga, NSW

4 bed | 2 bath | 1 car

## Build Your Dream Home on 1,404sqm north to rear land

Presenting a vast north to rear 1,404sqm parcel of level land, with a 22.4m frontage this is an opportunity not to be missed. The existing full brick home is set amongst thriving gardens with a sprawling rear lawn. Immediately comfortable to live in or rent out whilst you get your plans ready, this is a spectacular opportunity to extend or rebuild (STCA).

The current layout provides a lounge/dining and a family room, and terraces front and rear, plus a well-loved swimming pool. The idyllic location boasts premier schools including catchment for Wahroonga Bush School. A short stroll takes you to buses for Turrumurra rail, Hornsby and Macquarie Park/Uni, and local shops.

- Create your dream home on 1,404sqm of north to rear land with 22.4m frontage
- No heritage or conservation area restrictions
- Freshly repainted inside and out, this full brick home offers immediate comfort to live in or rent out if desired
- Timber floors, terraces front and rear, large windows, lounge with fireplace
- Original timber kitchen with gas cooking and plenty of storage
- Four extra-spacious bedrooms serviced by two bathrooms, one with bathtub
- Sun-soaked swimming pool provides plenty of summer activity for the kids
- Vast rear garden, sprawling lawn, citrus trees, herbs, and edible plantings
- Oversized lock up garage, under house storage, studio/workshop, air conditioner
- In coveted Wahroonga Public School zone, easy access to premier private schools
- Stroll to Hampden Road shops, near Eastern Road shops, Wahroonga village

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