



1E Myall Avenue Wahroonga, NSW

4 bed | 3 bath | 2 car

## Newly constructed residence within 300m of Knox Grammar

Welcome to an exquisite, newly constructed residence boasting a prime location. This impeccably designed home offers 4 bedrooms plus a study, complemented by 3.5 bathrooms. Conveniently situated within walking distance of Warrawee station, Knox Grammar School, Abbotsleigh School, Wahroonga Village, and Wahroonga park.

### Key Features:

- Light-filled and spacious, this modern two-storey home resides in a family-friendly cul-de-sac.
- The versatile layout includes a downstairs bedroom with ensuite
- Kitchen featuring top-of-the-line appliances and ample pantry space
- Upstairs, discover 3 bedrooms including a master with ensuite and a study, accompanied by a separate family area
- Enjoy year-round comfort with double-glazed windows and skylights
- Seamless indoor/outdoor living with an alfresco area, perfect for entertaining
- A fully fenced courtyard with a spacious flat lawn ensures safety and privacy
- Walking distance to Knox Grammar, Abbotsleigh and both Wahroonga and Warrawee train stations

## Ross Mundy

m: 0451 373 641

t: 02 9061 3199

e:

**Oliver Slader** [olivers@themarshallgroup.com.au](mailto:olivers@themarshallgroup.com.au)

m: 0466 716 706

t: 02 9061 3199

e:

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

u