



35 Westbrook Avenue Wahroonga, NSW

5 bed | 2 bath | 2 car

**SOLD BY SARAH ZHOU + CARL FERRIS +DONNA FERRIS**

Single-Level Living on Expansive 1,587sqm East Side

Nestled on a substantial 1,587sqm whisper quiet parcel amidst child-friendly gardens and sundrenched in-ground pool, its expansive single-level layout provides boundless scope to update, extend or rebuild as desired (STCA).

Impeccably presented with a versatile design, catering to multi-generational families, or downsizers wanting the luxury of lavish space in a coveted park side location. Filled with natural light, the single level layout boasts formal and casual living areas with the option of a rumpus if desired.

Step out from the family room to bask on the sunlit deck perfect for socialising or make a splash in the resort sized swimming pool to beat the summer heat. Vast bedrooms include a master with an ensuite and deck access. With premier schools, transport, and shopping just moments away, this home offers the ultimate in convenience and comfort.

- DA approval for six over 55's townhouses set across this vast 1,587sqm parcel
- No heritage restrictions or easements means this could be your perfect building site
- Modern built, versatile single level layout perfect for any age group
- Incredible sense of natural light and open space to across all areas

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