

# 1/31A Russell Avenue, Wahroonga, NSW 2076

STONE

## House For Sale

Friday, 14 June 2024

1/31A Russell Avenue, Wahroonga, NSW 2076

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 699 m2

Type: House



Anna Cavill

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Joanne Persechino

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## **Auction 13th July 4pm**

Offering turn-key living for buyers looking to enter the prestigious upper north shore market, this bright and beautifully presented 3 bedroom home has it all. Positioned on an elevated and blissfully private 699sqm (approx.) parcel, it caters to everything young families need and so much more. Accented by statement picture windows and a single-level floor plan designed to maximise space and light, the home opens to a sun-drenched entertaining deck, enclosed child-friendly lawns, and easy-care manicured gardens with a prime northeasterly aspect. Relish in the convenience of being just metres from bus services, walking distance to rail, only moments to vibrant village shops and close to some of the area's finest schools, including Barker, Abbotsleigh, Knox, St Leo's, and Loreto Normanhurst.- Set back from the street to ensure unrivalled privacy and utmost serenity - Spacious and light-filled family living with bamboo floors and picture windows- Large modern kitchen with stone benchtops, breakfast bar and induction cooking- Miele and Bosch appliances, soft-close cabinetry and servery to the dining area- Generously-sized bedrooms, each with fitted wardrobes and plush carpet- Large sun-kissed deck for entertaining family and friends - Child and pet-friendly lawns, manicured gardens and elevated district views- Two skylit on-trend bathrooms, CaesarStone laundry and ample storage throughout- Reverse cycle air conditioning, high ceilings and wonderful cross-flow breezes- Oversized garage with workshop/storage, carport with easy rear garden access- Two-car parking bay ideal for a boat, trailer, caravan or guests- Steps to station buses and walking distance to Normanhurst and Waitara stations- Zoned for Normanhurst PS, 800m to St Leo's and 1.2km to Barker College- Close to Abbotsleigh, Knox Grammar and Loreto Normanhurst