

12 Bristol Avenue, Wahroonga, NSW 2076



Sold House

Tuesday, 22 August 2023

12 Bristol Avenue, Wahroonga, NSW 2076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$2,040,000

Built for its current owner 55 years ago with a design ahead of its time, this inviting home embodies exceptional family living in a peaceful community minded pocket. Positioned on a north-facing 784sqm with expansive alfresco areas, its well-presented interiors deliver a spacious floorplan with the bonus of substantial multi-purpose areas downstairs. The lower level enjoys its own private entrance with a rumpus room, additional office and bathroom making it great for older children or the in-laws or for a home based business. A fantastic entry into an Upper North Shore lifestyle, the home can be enjoyed as is whilst holding scope to update and add value. Poised to enjoy all that Wahroonga offers, it rests within walking distance of the bus, station, village and Normanhurst Public School and close to all the areas elite private schools.

Accommodation Features: * Timber floors, good natural light, expansive lounge* Casual dining room, large modern family kitchen* Bosch appliances, breakfast bench and dishwasher* Spacious family living room, reverse cycle a/c* Privately placed master with BIRS and shower room* Generous bedrooms all with robes, ceiling fans* Light-filled master suite with ensuite* Main bathroom with separate toilet, cedar joinery

External Features: * Quiet street setting, surrounded by greenspace* North facing landscaped 784sqm block* Large and substantial rear sundeck with built-in seating* Spacious lower level rumpus, bathroom and bedroom or home office* Generous under-house storage areas, space for a cellar* Double carport with a storage shed

Location Benefits: * 180m to the entrance to bushwalking trails* 800m to the 589 bus services to Normanhurst Public School, Hornsby Station and village, Sydney Adventist Hospital and Wahroonga Adventist School* 1.3km to Normanhurst Boys High School* 1.3km to The Glade Reserve* 1.5km to Loreto Normanhurst* 1.5km to Normanhurst Public School* 1.6km to Normanhurst village and station* 2km to Abbotsleigh School* Close to Wahroonga station and village* Easy access to Knox, St Leo's Catholic School and Barker

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