

# 12 Campbell Drive, Wahroonga, NSW 2076

## House For Sale

Friday, 14 June 2024

STONE

12 Campbell Drive, Wahroonga, NSW 2076

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1103 m2

Type: House



Anna Cavill

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Joanne Persechino

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

Situated on over 1,100 sqm of land amidst breathtaking bush surrounds, this 2-level architect-designed residence exemplifies state-of-the-art living with 4 bedrooms, 3.5 bathrooms and dual family areas. Inspired by the world-renowned Ecuadorian Mashpi Lodge, a truly secluded oasis has been created in the heart of leafy Wahroonga. Floor to ceiling double-glazed windows frame beautiful uninterrupted bush vistas, and luxury interiors embrace the finest materials from around the world. A home designed to meet the demands of busy lifestyles, smart-home automation is complemented by landscaped gardens, combining child-friendly level lawns with entertaining balconies and unrivalled privacy. Zoned for Warrawee Public School and only minutes to Abbotsleigh, Knox, and Barker College, this no-expense-spared retreat sits close to transport and village shops.- Architect-designed home offering the quintessential upper north shore lifestyle - Centrepiece living space with natural gas fireplace and sandstone feature wall- Floor-to-ceiling double-glazed windows framing an uninterrupted bush vista - Raked ceilings and north-facing windows flood the home with light and space - Designer kitchen with Corian benchtops, walk-in pantry and premium appliances- ZIP instant boiling and chilled water, Schock sink and Ilve 900mm gas cooktop- Integrated Jensen surround-sound system in both upper and lower living areas- Dedicated office/library with shelving for approx. 1500 books - Limestone balconies with stunning bush outlooks, ideal for entertaining - Engineered timber floors and custom maple staircase with recessed LED lighting - Bathrooms with custom LED heated mirrors, Villeroy & Boch fixtures, and heated flooring.- Simplicity gas fireplace and 7-zones of Daikin reverse-cycle ducted air conditioning- Fibaro whole-home automation system with app/voice control for all lights and appliances.- Landscaped gardens, 4-zone irrigation system, 5000L rainwater tank and workbench - 20KW solar system, power cabling for EV charger, and large storage room- Automated roller blinds, CCTV security system, and CrimSafe security screens- Short stroll to bus services and only moments to rail, schools and village shops - Zoned for Warrawee PS, close to Knox, Abbotsleigh, Barker and PLC