

**131 Melwood Avenue, Killarney Heights, NSW 2087**



**House For Sale**

Saturday, 18 November 2023

131 Melwood Avenue, Killarney Heights, NSW 2087

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Nima Aliasgary  
0424999399



Awais Khan  
0426525256

## AUCTION

131 Melwood Avenue, Killarney Heights is proudly presented by Nima Aliasgary and Awais Khan of Ray White Fairweather Group.\*\*\* For more information, contact Nima on 0424 999 399 or Awais on 0426 525 256. \*\*\*AUCTION TO BE HELD ON SATURDAY 16 DECEMBER 2023 @ 3PM - RAY WHITE KILLARNEY HEIGHTS AUCTION ROOM, 4/1-15 Tramore Place, Killarney Heights

Combining a family lifestyle of opulence and space with a coveted elevated city outlook and sought after north to rear aspect, this exquisite family residence combines a solid build construction with palatial open plan interiors. Accommodating a large family and offering a magnificent view of the Sydney city skyline, the home's flawless design and commanding street presence will impress buyers looking for an impressive home with scope to further modernise. Showcasing interiors that span a generous 225sqm of internal living, this striking entertainer was built circa 20 years ago and is bathed in natural light with seamless extension from the indoors to alfresco entertaining spaces. With rear lane access to the double garage minimising stairs to the main living, its sought-after address is footsteps to the esteemed Killarney Heights High School, 700m to the village, and offers rapid access to buses and main roads.

- Striking façade with a commanding street presence and lush, sculpted gardens.
- Upon entry an immediate impression is set by the grand granite staircase.
- Splendid formal lounge flows through bifolds to an impressive outdoor terrace.
- Stone kitchen with gas appliances, ducted rangehood and Bosch dishwasher.
- Relaxed family room with adjacent dining opens to covered alfresco entertaining.
- Four spacious bedrooms including a master suite with dressing room and ensuite.

Generous north facing level lawn a rare commodity on these elevated parcels.

- Private lane access to automatic double garage, tri-zoned ducted air conditioning.
- Video intercom entry, Bosch B2B alarm, plantation shutters and gas heating.

Rear access from laneway directly into the High School, 750m to the Public School. Estimated Rental Price Per Week: \$1775 - \$1825 per week

Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest\*\*\*\*

If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.\*\*\*\*