

**149 Fox Valley Road, Wahroonga, NSW 2076**



**Sold House**

Friday, 27 October 2023

149 Fox Valley Road, Wahroonga, NSW 2076

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1600 m2**

**Type: House**



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**\$3,500,000**

Ready for its new chapter, this remarkable property with its classic 50's cottage encompasses a beautiful near level, north-east to rear 1600sqm with a 21m frontage and dual street access. The land is impressive boasting a vast clear backyard of rolling lawn with no trees and boundless potential to knockdown and recreate a masterpiece on its grounds (STCA). The existing cottage is neat and tidy with a spacious single level floorplan that is very liveable to either move into whilst planning its evolution or to lease out. Land such as this rarely becomes available, particularly with such easy access to bus services, Wahroonga Adventist School, Sydney Adventist Hospital, Warrawee Public School, the station, Knox Grammar and Abbotsleigh. Accommodation \* Classic and bright single level cottage, picture rails\* High ceilings, spacious lounge room\* Dining rests beside the vintage neat and tidy kitchen\* Five bedrooms include the option for a home office\* 2nd bedroom with a kitchenette and external access\* Two internal bathrooms, one with a combined laundry

External Features:\* Sublime north-east to rear 1600sqm with a 21m frontage\* Existing home is set well back from the road\* Near level with dual access including rear access via Elizabeth Street\* Single garage plus a single carport, rear yard with no trees\* External toilet

Location Benefits:\* 573 bus services to Wahroonga Adventist School, Sydney Adventist Hospital and Turramurra Station and village are on the doorstep\* 600m to Sydney Adventist Hospital\* 650m to Wahroonga Adventist School\* 800m to the local shops and cafes\* 1.9km to Warrawee Public School\* 2.1km to Knox Grammar\* 2.2km to Warrawee Station\* 2.2km to Abbotsleigh \* 2.2km to Wahroonga Station and village

Auction: Wednesday 15 November, 5:30pm onsite Contact:David Walker ☎ 0414 184 911Michael Dempsey☎ 0404 353 451All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it.