

**17 Kirkpatrick Street, Turramurra, NSW 2074**



**House For Sale**

Friday, 3 November 2023

17 Kirkpatrick Street, Turramurra, NSW 2074

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1004 m2**

**Type: House**



**Matt Bolin**

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## Auction Saturday 2 December, 4pm - In rooms

Positioned to enjoy an enviable family lifestyle on a quiet no through street, this expansive home rests on a stunning north-east to rear 1004sqm (approx) block. Spilling across two levels with the lower level its living hub, the floorplan is arranged around a sun-soaked indoor/outdoor entertaining space evoked a conservatory vibe with its glass roof. Formal zones flow to the casual living areas that merge with the quality stone and gas kitchen. French doors open out to the delightful rear lawn and gardens that incorporate a pool and a creeper draped pergola. Four bedrooms spill across the upper level all with robes and the master with a stylish ensuite. A home office, pool bathroom on the lower level, spacious double lock up garage and solar panels round out an unmissable opportunity metres to the bus, steps to the park, golf and Ku-ring-gai High School and minutes to the village and Turramurra North Public School.

**Accommodation Features:**  
Timber floors, light filled interiors, formal lounge room\* Formal dining, home office, casual living and dining\* Unique and expansive glass wrapped entertaining room\* Conservatory roof with retractable blinds, French doors\* Stone and gas kitchen, Ilve cooker with a gas cooktop\* Bi-fold window to the entertaining room, gas fireplace\* Laundry with 3rd bathroom accessible from the pool\* Four generous upper level beds with built in robes\* Spacious master with ensuite and walk in robe\* Renovated bathrooms with underfloor heating\* Ducted a/c, internal access double lock up garage, storage

**External Features:**  
\* Screened from the road beyond mature hedging\* Elegant, perfect north-east to rear 1004sqm (approx) block\* Sweeping rear lawns and gardens, sparkling pool\* Creeper draped pergola, firepit area, solar panels

**Location Benefits:**  
\* 30m to the 577 and 594 bus services to North Turramurra village, Turramurra, St Ives, East Lindfield and the city\* 450m to the North Turramurra Dog Park\* 800m to the Ku-ring-gai High School\* 850m to the Lady Davidson Hospital\* 1.1km to the North Turramurra Golf Course\* Close to the village and Turramurra North Public School\* Easy access to all the area's elite private schools

Rental Return \$2,000 - \$2,150 per week

Auction Saturday 2 December, 4pm - In rooms  
2 Turramurra Avenue, Turramurra  
Contact [✉Matt Bolin](mailto:Matt.Bolin@realestate.com.au) 0417 269 023

All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it.