

**19 Wahroonga Avenue, Wahroonga, NSW 2076**



**House For Sale**

Friday, 26 January 2024

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**Bedrooms: 5**

**Bathrooms: 3**

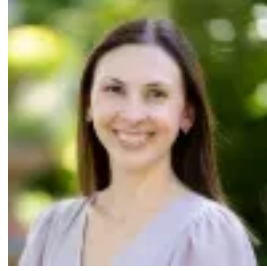
**Parkings: 2**

**Area: 999 m2**

**Type: House**



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## **Auction Saturday 17 February, 4pm**

Positioned privately and peacefully on its high-side 999sqm block, 'Mullamuddy' strikes a gracious balance of 50's style elegance and modern luxury. Framed by beautiful established gardens and gated and fenced from the street, the tightly held home has grown over the 30 years its current family has owned it. Formal rooms give way to the sweeping open plan living and dining spaces with a striking vaulted ceiling. Sliders open out to the superb sun washed pool and sandstone terraces with a water feature. The predominately full brick home boasts a spacious single level design with high ceilings, a custom appointed office or 5th bedroom and a master wing. It's a slice of paradise in a dress-circle setting an easy stroll to bus services and Wahroonga Public (The Bush School) and within walking distance of the station and village.

**Accommodation Features:**

- \* Predominately full brick home with over-height ceilings
- \* Generous formal lounge with garden view and gas fireplace
- \* Separate formal dining adjoins a patio, engineered flooring
- \* Sweeping open plan living and dining, living room boasts a vaulted ceiling
- \* Sliders open to the terraces, laundry with 3rd bathroom accessible from the pool
- \* Large home office with built-in cabinetry and library walls
- \* Four spacious bedrooms, floor to ceiling built-in robes
- \* Private master wing with his and hers robes and ensuite
- \* Ducted air conditioning, plantation shutters, storage cupboards

**External Features:**

- \* Quiet tree-lined street in a dress-circle setting
- \* Fenced and gated, high-side on its generous 986sqm block
- \* Superb established lawns and gardens, large front lawn
- \* Wisteria draped front porch
- \* Pool, sandstone paved poolside alfresco terraces
- \* Water feature, drying terrace at the rear
- \* Large double lock up garage with storage, 538 bottle wine cellar

**Location Benefits:**

- \* 150m to the 575 and 591 bus services to Turramurra Station and Village, St Ives, Hornsby and Macquarie
- \* 110m to the 576 and 576T bus services to North Wahroonga, Wahroonga Station and village
- \* 700m to Only About Children Wahroonga Eastern Road
- \* 950m to Wahroonga Public School
- \* 1.3km to Hampden Avenue shops and cafes
- \* 1.8km to Wahroonga Station and the Village
- \* 2.6km to Hornsby Hospital
- \* Close to Hornsby Westfield
- \* Easy access to Knox Grammar and Abbotsleigh

**Auction: Saturday 17 February, 4pm** In rooms - 2 Turramurra Avenue, Turramurra  
Contact: David Walker 0414 184 911 Belinda Edwards 0451 672 977

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