

**1a Rosebery Road, Killara, NSW 2071**



**House For Sale**

Friday, 12 April 2024

**1a Rosebery Road, Killara, NSW 2071**

**Bedrooms: 4**

**Bathrooms: 2**

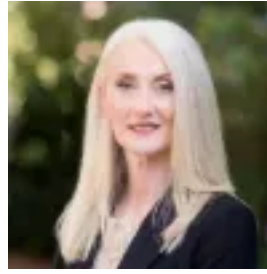
**Parkings: 2**

**Area: 1062 m2**

**Type: House**



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## Auction Saturday 25 May, 4pm

Nestled serenely as its own private sanctuary back from the road, this timeless, full brick family home is full of enduring charm and provides exciting scope for the future. Positioned on a superb northerly to rear 1062sqm, with an elevation that affords stunning treetop valley views, the home has been tightly held and cherished in the one family since 1968. With no conservation and exciting potential, it offers the ability to comprehensively renovate and extend or knockdown and build a new home of choice (STCA). Light filled interiors are completely comfortable to move straight into, enjoy as is or lease out and include a flexible lower level that will work for the extended family or in-laws. The coveted dress-circle location rests footsteps to bus services, Killara Park, Killara Station and Killara High School and sits in the Lindfield East Public School catchment. Accommodation Features: \* Private setting, solid and light filled double brick home \* High ceilings, attractive timber floors with some parquetry \* Cloak room, tidy stone kitchen with European appliances \* Wainscoting, open plan formal lounge and dining \* Three bedrooms rest in their own wing, master with a WIR \* Classic main bathroom with a bathtub and separate toilet \* Flexible lower level with large rumpus/family room \* Modern 2nd bathroom, spacious 4th bed with external access \* Ample storage areas under house, internal access to the double lock up garage with laundry External Features: \* Private front gardens, beautiful parterre garden at the rear \* Over-sized and deep inground pool \* Side courtyard, generous rear balcony with stunning views \* Lower level terraces by the pool, spacious backyard Location Benefits: \* 60m to the 556 bus services to Lindfield Station, East Killara including Killara High School and Lindfield East Public School \* 400m to Killara Park \* 1km to Newington Lindfield K-6 Preparatory School \* 1.2km to Killara High School \* 1.2km to Killara Station \* Lindfield East Public School catchment \* Close to Ravenswood, Pymble Ladies College and Roseville College Contact [✉ Scott Phillips ✉](mailto:scott.phillips@realty.com.au) 0402 272 575 Rosanna Morley 0413 053 322 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.