

**2 Westbrook Avenue, Wahroonga, NSW 2076**



**House For Sale**

Friday, 3 May 2024

2 Westbrook Avenue, Wahroonga, NSW 2076

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 2**

**Area: 1846 m2**

**Type: House**



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## Auction Wednesday 5 June, 5:30pm

High-side and commanding on a stunning 1846sqm block, this extraordinary home offers a lifestyle of luxurious leisure for the family in a blue-ribbon Wahroonga pocket. Crafted with commanding proportions over two levels, it has been comprehensively updated over time matching the demands of 21st century living. Light and space combine with a flexible design that offers rooms for every need. A formal lounge is elegant and private, the living, dining and TV rooms open plan, a library encourages quiet contemplation and an upper level teen retreat delivers a great space for the kids. Outside is equally as spectacular with a substantial covered terrace, large pool, Jacuzzi and lawns for the kids. Accommodation comprises a ground floor bedroom/in-law suite with nearby luxury bathroom, five generous upper level bedrooms with built in robes, the master suite with a bespoke walk-in robe and ensuite, a home office plus an additional concealed study area. Resting in a premier pocket with a natural elevation and district outlook, it's an easy stroll to bus services, Eastern Road shops, parks and Wahroonga Public School.

Accommodation \* Bright welcoming interiors with lime-washed timber floors\* Spacious formal lounge with a fireplace, French doors lead out to the front verandah \* Sitting room, wine cellar, clever concealed spacious study room\* Family-sized stone and gas kitchen, superb commercial style large Ilve cooker with a double oven\* Bi-fold window from the kitchen opens to the bar on the deck\* Expansive and open plan formal dining, TV room with cabinetry and living room, casual dining room\* Bi-folds open out to the deck, ducted a/c, ample storage areas\* Private ground level bedroom, adjoining luxury bathroom with a freestanding bath\* Upper level large teenage retreat, library with built in shelving \* Home office with a built-in desk\* Large bedrooms with built in robes\* Master suite with a stunning bespoke walk-in robe and ensuite\* Stylish bathrooms, quality ducted air conditioning, flexible design

External Features:\* High-side from the road, landscaped gardens\* Front verandah with an elevated garden and district outlook\* Expansive covered rear entertainer's deck\* Bar on the deck adjoining the bi-fold window from the kitchen\* Large pool, poolside terrace, terrace with a Jacuzzi\* Level lawn area ideal for the kids, outdoor bathroom \* Flexible gym/storage

Location Benefits:\* 400m to the 575 and 576 bus services to Turramurra, Wahroonga, Hornsby and Macquarie University\* 500m to Clive Evatt Reserve\* 650m to the Hampden Avenue shops and cafes\* 700m to Wahroonga Public School\* 1km to Eastern Road shops including IGA\* Close to Knox Grammar, Abbotsleigh and Barker \* Easy access to Wahroonga and Turramurra Stations and villages

Auction: Wednesday 5 June, 5:30pm  
In rooms - 2  
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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.