

**22A Waratah Road, Turramurra, NSW 2074**



**Sold House**

Monday, 14 August 2023

22A Waratah Road, Turramurra, NSW 2074

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1530 m2**

**Type: House**



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**\$3,360,000**

Privately positioned away from the road on a magic 1530sqm, lead a lifestyle of peaceful bliss and inspiring contemporary luxury in this stunning 2007 built custom home. Architecturally superb, its split-level floorplan fits seamlessly into the block with 5+m ceilings soaring above and high set windows streaming in the light. Crafted to perfection, curl up near the atmospheric Cheminees Philippe fireplace and enjoy both formal and casual living and dining zones. A well-appointed kitchen takes centre stage whilst bi-folds and sliders open to the substantial alfresco terrace that overlooks the magnificent forest surroundings. Downstairs is a large family room that's makes a perfect breakaway space. Five bedrooms rest over the two levels and include the option for a privately placed home office or 5th bedroom. The master is superbly appointed with a walk-through robe and ensuite with dual vanities and opens to the terrace. The home handyman will appreciate the immense legal height workshop and under house areas that provides opportunity to extend if desired (STCA). From this slice of paradise it's steps to the bus, Turrumurra Public School, station and village and moments to elite private schools. Accommodation Features: \* Substantial split level family home, Blackbutt flooring\* High ceilings with some five plus metres, ducted a/c\* Generous formal lounge, Cheminees Philippe fireplace\* Formal dining, expansive casual living and dining rooms\* Large Corian island kitchen, Kleenmaid steam oven\* 90cm freestanding Kleenmaid cooker with gas cooktop\* Pantry, gas bayonets, walls of glass open to the terrace\* Underfloor heating in the living zones and two bathrooms\* 5th bedroom or office with robes, all bedrooms with robes\* Private master wing with a walk-through robes, access to the terrace and ensuite with dual vanities\* Lower level substantial family room, security alarm system\* Immense legal height workshop, storage and cellar space\* Internal access double lock up garage with doors at the rear External Features: \* Completely private from the road, extensive landscaped gardens\* Stunning forest vistas at the rear, level lawns for the kids\* Side car access to the under-house area with options for additional parking\* 2 x 15000L rainwater tanks, irrigation system, 3 phase power Location Benefits: \* 120m to the 571 bus services to Turrumurra Station and village and Turrumurra High School\* 350m to Hamilton Park Tennis Courts\* 1km to Turrumurra Public School\* 1.3km to Turrumurra Plaza\* 1.4km to Turrumurra Station and village\* Close to Turrumurra High School\* Easy access to Knox Grammar, Abbotsleigh and Pymble Ladies College Contact ☎Liana Power 0403 691 747 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.