

# 23 Albany Crescent, East Killara, NSW 2071



## House For Sale

Thursday, 25 January 2024

23 Albany Crescent, East Killara, NSW 2071

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 885 m2**

**Type: House**



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## **Auction guide: \$2,600,000**

Boasting an elevated high-side position from the road that promises so much more in the future, this predominantly single level home is loaded with possibilities. North facing on its wide fronted 885sqm (approx.) block, its grandly scaled 70's inspired spaces provide a perfect starting point for family life and a golden opportunity for those seeking to create their forever home. The home is neat, tidy and mostly unimproved, holding an abundance of scope to renovate working with its retro flair or to completely contemporise. Alternatively, it can be rebuilt or extended (STCA), that with the addition of a second level would harness magical vistas over the district to Chatswood and the city. The floorplan incorporates two expansive living zones, a large vintage kitchen, four generous bedrooms including the master with ensuite and a lower level double lock up garage. The block is completely clear with generous level areas and sits adjacent to beautiful greenspace. This pocket is always in demand being within walking distance of the bus, walking trails, local shops and Killara High School.

**Accommodation Features:** \* High ceilings, superb proportions, green reserve views \* Expansive and open plan living and dining rooms \* Reverse cycle a/c, original panelled walls, family room \* Built-in storage, large family sized original 70's kitchen \* Rear utility room and laundry, reverse cycle air conditioning \* Four bedrooms rest in a separate wing, most with built-ins \* Master retreat with a walk-in robe and an updated ensuite \* Generous family two way bathroom, ample storage cupboards

**External Features:** \* Peacefully placed in a coveted and exclusive location \* High-side on a north facing 885sqm (approx.) with no trees \* Adjacent to the National Park with a superb outlook \* Large and level front lawn, paved rear terrace \* Easy access to the double lock up garage \* A 2nd level offers potential for stunning Chatswood and city views

**Location Benefits:** \* 500m to 556 bus to Lindfield Station \* 500m to bus to Lindfield East Public School \* 200m to Rocky Creek Track walking trails \* 1.3km to East Killara Shopping Centre \* 1.6km to Killara High School \* 1.8km to Koola Park \* Lindfield East Public School catchment \* 2km to the 194 and 194X city and express bus services \* Easy access to many North Shore private schools: Ravenswood School for girls, Roseville College, Newington College, Knox and PLC

Contact [📞 Jessica Cao 0466 877 260](#)

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.