

**24 Shamrock Parade, Killarney Heights, NSW 2087**



**House For Sale**

Friday, 1 March 2024

24 Shamrock Parade, Killarney Heights, NSW 2087

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Nima Aliasgary  
0299847100



Awais Khan  
0299754663

## AUCTION

24 Shamrock Parade, Killarney Heights is proudly presented by Nima Aliasgary and Awais Khan of Ray White Fairweather Group.\*\*\* For more information, contact Nima on 0424 999 399 or Awais 0426 525 256. \*\*\*AUCTION TO BE HELD ON WEDNESDAY 27 MARCH 2024 @ 6PM - ONSITE Set on a prized 696sqm level block with a perfect Northeast rear aspect, this flawless Killarney retreat promises an idyllic lifestyle for growing and multi-generational families. Masterfully crafted with approximately 358sqm of internal living extending to a superb year-round entertaining terrace, sparkling heated pool and child-friendly lawns, its exemplary cul-de-sac setting is only moments from the area's elite schools and boutique village atmosphere. Infused with all the luxury finishes and fixtures one expects from a residence of this calibre, the home showcases a stunning selection of living zones, five superbly appointed bedrooms with a versatile layout, as well as a dedicated home office. Commanding a striking street presence coupled with a resort-style ambience, from here it's 900m to Killarney Heights High and 200m to Starkey Street bus services. • Commanding façade with Cloudy Grey stone feature delivers instant appeal. • Wide foyer flows to a vast open plan living and dining area with bifold glass. • Jetmaster gas fireplace in living elegantly encased in Aspen White Stone. • Gas kitchen with stone benchtops, Smeg cooking and Bosch dishwasher. • Floor to ceiling glass extends to the all-weather terrace and enclosed gardens. • Gas-heated limestone and glass-edged swimming pool and spa, private level lawns. • Four generously-sized upper-level bedrooms plus downstairs guest retreat. • Master features a bespoke dressing room, 2nd study and designer ensuite. • Heated floors in the ensuite, Daikin ducted reverse cycle air, ducted vacuum. • Internal access to double garage with room for workshop/trailer, MyQ auto door. • 19.5KW Solar electricity with provision for pool, laundry with direct outdoor access. • 700m stroll to Killarney Public and local shops, 200m to Forestville bus stop. What the current owner has liked about living here: We were inspired to build a luxurious home that caters perfectly for the needs of our growing family. We love nothing more than a house full of family and friends enjoying the multi entertainment zones, the generous backyard or the heated spa and pool. We successfully created a home where you can work, rest and play. The opulent master retreat is a perfect way to wind down after a long day. We designed the kitchen, family, living and dining space to flow easily into the alfresco where we spend special times entertaining our friends, this is the hub of our home. The Leighton greens and lovingly planted gardens provide the ultimate privacy and tranquillity. Estimated Rental Price Per Week: \$1750 - \$1800 p/w Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest\*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.\*\*\*