

3 Blytheswood Avenue, Warrawee, NSW 2074



House For Sale

Saturday, 1 June 2024

3 Blytheswood Avenue, Warrawee, NSW 2074

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 930 m2

Type: House



Liana Power

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Auction Saturday 22 June, 4pm

Embodying prestige and versatile family living, this elegant full brick home flaunts a perfect lifestyle. Nestled peacefully in an exceptionally tightly held pocket, it presents all the space and accommodation needed to raise a family with options for those working from home and those with multigenerational families. Positioned on a picturesque 930.3sqm block, the home spans across three excellent levels, built with outstanding quality and durability. The lower level includes a studio with kitchenette and bathroom that works seamlessly for a home based business plus a self-contained two bedroom suite. A second study rests on the middle level providing his and hers work spaces or a homework room for the children. Further highlights include formal and casual zones, a large entertainer's deck that takes in the rainforest outlook, stunning sweeping staircase, a substantial master suite, a cellar and an abundance of storage. The unmatched setting is footsteps to Warrawee Public School, bus services, Knox Grammar, multiple railway stations, village shops and Abbotsleigh.

Accommodation Features:* Elegant full brick family home, high ceilings throughout* Gracious formal lounge, formal dining with a gas heater* Spacious and open plan casual living and dining rooms set under a soaring ceiling* Quality stone and gas kitchen with an island bench and a breakfast bar * Optional guest room with an adjoining bathroom* Home office with built-in cabinetry and external access* Stunning sweeping staircase with wrought iron balustrade* Lower level flexible living area/guest retreat with external access* Three upper level bedrooms incl. large master suite with robes, two with private balconies* Reverse cycle air conditioning throughout, multiple gas points* Internal access double lock up garage, cellar and storage

External Features:* Quiet and exclusive tree-lined street* Nestled on 930.3sqm with rainforest-like outlook at the rear* Landscaped front gardens, easy care block* Expansive fresh merbau entertainer's deck* Two upper level balconies * Large covered under house courtyard area

Location Benefits:* 80m to Warrawee Public School* 200m to the 573 bus services to Turrumurra Station, Wahroonga Adventist School and Sydney Adventist Hospital* 850m to Knox Grammar School* 900m to Coles* 1km to Turrumurra Station and village shops* 1km to Warrawee Station* 1.5km to Wahroonga village* 1.5km to Abbotsleigh* 1.6km to Wahroonga Station* 1.6km to The Glade Reserve

Auction: Saturday 22 June, 4pm
In rooms - 2 Turrumurra Avenue, Turrumurra
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.