

31 Roland Avenue, Wahroonga, NSW 2076



House For Sale

Friday, 8 March 2024

31 Roland Avenue, Wahroonga, NSW 2076

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1625 m2

Type: House



David Walker
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Michael Dempsey
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Auction - Guide \$3,000,000

Peerless luxury delivers unmatched family appeal over an expansive 1625sqm block with captivating, entertaining spaces inside and out. Magnificent gardens create a secluded setting within a resort-style sanctuary boasting a spectacular full tennis court and lustrous inground pool overlooked by a breathtaking alfresco pavilion fusing grand-scale entertaining with connected relaxation. Elegant lofty dimensions perfectly flow through formal and casual zones comprising a lounge room, family living, teenage retreat and rumpus room. A lower-level media room delivers the ultimate in versatility, with an adjoining open gym providing options for a sophisticated cellar and tasting room. Gloriously appointed with Miele appliances, the granite kitchen opulently hosts faultless functionality with a seamless outdoor connection and luxurious ability to cater to extravagant events. Intelligent storage features throughout, substantial bedrooms all boast a selection of built-in cabinetry or walk-in wardrobes. A secluded parent's wing connects to a private home office and opulent bathroom showcasing a walk-in shower, soaking bathtub, heated towel rails and stunning double vanity. Set within a blue-ribbon pocket, walking distance of Abbotsleigh, Knox Grammar School, Warrawee station, and convenient bus access metres from the front door.

Accommodation Features: * Expansive interiors with lofty ceilings and intricate cornices * Hardwood flooring, ducted air conditioning, gas fireplace * Wood fireplace, formal lounge, dining, family living * Teenage retreat, rumpus rooms, media room, gym * Home office with skylight, granite kitchen * Miele appliances wall oven, electric cooktop, dishwasher * Parents wing * Built-in wardrobes, walk-in wardrobe, custom cabinetry * Bathrooms with walk-in shower, bathtub in main * Guest powder room, under-stairs storage, under-house storage

External Features: * Stunning 1,625sqm (approx.) block with tennis court, swimming pool * Enormous elevated outdoor entertaining pavilion, downlights * Plumbed gas for barbecue, pull-down sunshades * Lower level Merbau deck, rainwater tank, flat grassed yard space * Carport, double garage with automatic door and internal access

Location Benefits: * Bus stop directly out the front of property with 573 bus services to Turrumurra Station and Sydney Adventist Hospital * Walk to Warrawee Public School, Abbotsleigh, Knox Grammar * 1.3km to Warrawee Station * 1.6km to Wahroonga Village * 2km to Sydney Adventist Hospital * 3.8km to Hornsby Westfield

Auction: Saturday 27 April, 4pm
In rooms - 2 Turrumurra Avenue, Turrumurra
Contact: David Walker 0414 184 911 Michael Dempsey 0404 353 451

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.