

**35/11-21 Woniora Avenue, Wahroonga, NSW 2076**

MARSHALL.CHAN.YAHL.

**Unit For Sale**

Tuesday, 30 January 2024

35/11-21 Woniora Avenue, Wahroonga, NSW 2076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Auction Sat 24th Feb

Nestled within the stylish 'Lyne', footsteps to the best of Wahroonga, this modern apartment offers an alluring choice for young families, investors or downsizers. Designed with modern flair and contemporary verve, its sprawling and flowing floor plan works perfectly for day-to-day life. A generous living and dining room spills effortlessly out to the spacious private balcony and merges with the kitchen. Extras include a dedicated home study area with storage, large linen press, side-by-side security parking and storage. Short stroll to the train station, bus, village, shops, parks and elite schools.

**Accommodation Features:**

- Substantial and flowing design
- Open plan living and dining room, generous alfresco balcony
- Shutters on the balcony, well-appointed stone kitchen
- Air conditioning, home office space, two contemporary heated bathrooms, European style laundry
- Separate master suite with balcony access, ensuite and built-in robes
- Two further bedrooms both fitted with banks of built-in robes
- Accessibility adaptable apartment with oversized doors for wheelchair access

**External Features:**

- Quiet street setting, quality block with large manicured gardens
- Side by side security car spaces plus storage cage on title
- Secure video intercom and level lift access

**Location Benefits:**

- 350m to Café Patina
- 350m to Wahroonga Park
- 600m to Wahroonga Station and the village
- 1km to Abbotsleigh
- 1.4km to Wahroonga Public School
- 1.7km to Knox Grammar School