

**39 Roland Avenue, Wahroonga, NSW 2076**



**House For Sale**

Friday, 1 March 2024

39 Roland Avenue, Wahroonga, NSW 2076

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Caitlin Hardy  
0290802420



Titan Davis  
0448641753

## **Auction Guide \$2,000,000**

Offering unparalleled privacy, this impeccably designed two-story home is a haven of modern luxury. Every aspect of this home is tailored for effortless family living, from the three spacious lounge areas, well-appointed kitchen, ample storage, and ducted air conditioning to the inviting child-friendly backyard. With prestigious private and public schools, convenient transport options, and charming village cafes just moments away, you'll relish the seclusion and security of this remarkable home while remaining close to all amenities. - A seamless blend of contemporary comfort and a relaxed lifestyle - Stylish tile and floating floor finishes, north-facing upstairs living area, and formal dining space - Stunning rear views over treetops to colorful dusk skies - A generously sized media room or retreat that opens onto a level lawn - Stone kitchen benchtops with breakfast bar, Smeg dishwasher, and walk-in pantry - Five bedrooms, including a spacious main bedroom - four with built-in robes - Multi-zoned air conditioning, back-to-base alarm system, and double garage with internal access - Close proximity to Knox Grammar, Abbotsleigh, and PLC - Approximately 900m to Warrawee Public School and 1.1km to the train station - Park and playground located across the street, with Wahroonga shops easily accessible.