

**4 Cliff Avenue, Wahroonga, NSW 2076**



**House For Sale**

Friday, 15 March 2024

4 Cliff Avenue, Wahroonga, NSW 2076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 9782 m2**

**Type: House**



Sam Outch

0450303065

## For Sale - Contact Agent

Nestled within a secluded and tranquil locale, this hidden gem offers rare development opportunities in the highly sought-after Upper North Shore market. Positioned on an expansive 9,782 sqm (approx.) of land, this parcel boasts a coveted northerly aspect, ensuring an abundance of natural light and warmth. The potential for the successful buyer is limitless, with a canvas ready to transform into something truly extraordinary. DA Approved 3 Lot Subdivision Lot 1: 1,913m<sup>2</sup> (approx.) Lot 2: 3,462m<sup>2</sup> (approx.) Lot 3: 4,407m<sup>2</sup> (approx.)\*Vendor Finance Available\*Convenience meets character with direct flat access off Cliff Avenue, providing ease of entry. Privacy reigns supreme on this expansive block, as it is nestled against a tranquil bush setting, providing a peaceful retreat for those seeking respite from the bustle of everyday life. Enjoy the serenity of this location while relishing in the sunny aspect that bathes the land in warmth throughout the day. Nature lovers and sports enthusiasts alike will delight in the close proximity to the Cliff Reserve and Oval, a mere approx. 300 meters away. Immerse yourself in the beauty of the outdoors and partake in the wide range of recreational activities at your doorstep. Education is at its finest in this coveted location, with a host of esteemed private schools in close proximity. Knox Grammar, Abbotsleigh, and Barker College are all just a stone's throw away, ensuring your children receive a world-class education. Additionally, this property falls within the catchment area for the highly regarded Wahroonga Public School, offering an excellent option for families seeking exceptional public education. Don't miss your chance to secure this superb parcel of real estate, poised to become a masterpiece in the heart of North Wahroonga. Contact us now to arrange an inspection. Co-Agent: Eric Leung - Black Diamondz Property Concierge - 0431 372 951 Blake Morris - Black Diamondz Property Concierge - 0423 424 793\* Approximately Website: <https://sanctuaryestate.com.au/> 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.