

# 4 Kendal Crescent, Wheeler Heights, NSW 2097

Cunninghams

## Sold House

Saturday, 4 November 2023

4 Kendal Crescent, Wheeler Heights, NSW 2097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matthew Lemon  
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**\$2,420,000**

FIND. Set on a level block in this highly sought after Wheeler Heights pocket within close proximity to Collaroy Plateau is this single level family home that offers easy living, perfect for both families and downsizers. With a modern kitchen, open floor plan, lounge, and dining spaces along with a great connection between indoor outdoor spaces, the home lends itself to both entertaining and day to day living. LOVE. Families will love the peace and privacy of the location, which still offers the convenience of quick access to schools, shops, and public transport. Gather your friends together in the generous spaced backyard with covered entertaining area or relax in the backyard spa surround.- A spacious, free-flowing living zone that easily connects to outdoor spaces to the front and rear- A rare mix of functional and child friendly level front and rear yard with a gorgeous tropical theme framed by mature palms- Modern kitchen with island bench, gas cooking, plenty of storage, sunlit by the generous skylight between the family room and kitchen- Spacious covered entertaining area, timber decking, fireplace area for those colder nights which flows out to a spacious manicured grass yard with additional spa for the family to enjoy- Great sized master bedroom with heightened ceiling and built-in robe- Second and third bedroom both with built-in robes and additional fourth which is the perfect size for a guest bedroom- Stylish bathroom with bathtub, and a spacious free-standing shower- Ceiling fans throughout living spaces and bedrooms- Side gated terrace with synthetic turf- Secured front gate, covered double carport, storage room which then flows through to a large rumpus room- Additional bathroom with shower and laundry facilities LIVE. Wheeler Heights has a welcoming community that is perfect for families. Bask in the peace and tranquillity that this quiet cul-de-sac offers, yet enjoy the convenience of having shops, schools, beaches and natural attractions close by. Narrabeen Lake is a short walk away, while Wheeler Heights Public School and local shops are an easy stroll in the other direction. It's also just a short drive to beaches, eateries and shops in the neighbouring suburbs of Collaroy, Dee Why and Narrabeen. RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$403 pq Size: Approx 562.8 sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Dee Why, Westfield Warringah Mall and surrounds Shopping:- Wheeler Heights shops and cafes- Beachside cafes and restaurants of Collaroy and Dee Why Schools:- Wheeler Heights Primary- Cromer High School- St Rose Catholic School- Pittwater House Private WHAT THE OWNER LOVES:- We love the private & spacious backyard- We've found this area to be so convenient, with schools, parks and shops so close by.- We love the quietness and serenity of this location. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.