

**5/1-3 Burns Road, Wahroonga, NSW 2076**



**Sold Townhouse**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$1,475,000**

Poised to enjoy a location and lifestyle that goes hand-in-hand with being so close to Wahroonga village and the station, this deceptively spacious townhouse provides instant impact. Set back from the road and due north facing, it's sun soaked interiors immediately uplift making the home enjoyable at all times of the day and year. Immaculately presented throughout with solid timber floors and new carpets, its substantial floorplan includes generous living and dining rooms, a breakfast room and a delightful large rear paved courtyard. The three bedrooms are all well-proportioned including the master with ensuite. The single lock up garage has internal access plus there are an abundance of storage options. Waiting within easy walking distance are bus services, Wahroonga Park, the station, popular shops and dining and Wahroonga Public School.

**Accommodation Features:** \* Timber floorboards, wonderful natural light throughout \* Spacious open plan living and dining, breakfast nook \* Built-in cabinetry, stylish gas kitchen, Bosch appliances \* Plantation shutters, ducted air conditioning, powder room \* Three bright and spacious upper level bedroom retreats \* All bedrooms with robes, master retreat boasts an ensuite \* 2nd bedroom with space for a study desk, ample storage \* Main bathroom with separate toilet, laundry, lock up garage

**External Features:** \* Set at the end of a cul-de-sac back from the road \* Perfect north facing, ample visitor parking spaces \* Substantial rear paved courtyard wrapped in greenery \* Very well-maintained community

**Location Benefits:** \* 550m to Wahroonga Park \* 800m to the 576 bus services to North Wahroonga and Wahroonga \* 800m to Wahroonga Station \* 900m to the village shops and dining \* 1.3km to Wahroonga Public School \* 1.1km to Knox Grammar Preparatory School \* 1.2km to Abbotsleigh Strata levies: \$1,130.17 per quarter Water Rates: \$161 per quarter Council Rates: \$406 per quarter

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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.