

**55 Kokoda Avenue, Wahroonga, NSW 2076**



**Sold House**

Thursday, 12 October 2023

55 Kokoda Avenue, Wahroonga, NSW 2076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 961 m2**

**Type: House**



David Walker  
0294897474



James Astridge  
0294499066

**\$2,450,000**

Nestled on a glorious 961sqm with a rare sense of seclusion and deep connection with nature, this unique architecturally conceived home is a true family sanctuary. Backing onto reserve with a pathway at its rear direct to the walking trails of Lovers Jump Creek, it's just the sounds of birdlife and surrounding wildlife that accompany day-to-day family living. The home is substantial, cleverly designed over split levels providing community and separation. The casual living and dining is framed in floor to ceiling glass overlooking the vistas whilst the open plan lounge and family room with fireplace spill out to the generous decks. The master sprawls across its own level with a sitting area, walk-in robe and ensuite. Nestled amongst lovingly created gardens, this is a beautiful sanctuary to escape to, yet is steps to the bus, local shops and Wahroonga Public School. Accommodation Features: \* Striking architectural features, vaulted beamed ceiling\* Casual living and dining framed in floor to ceiling glass\* Contemporary induction kitchen, European appliances\* Stone benchtops, large island bench, reverse cycle a/c\* Spacious family or TV room, French doors to the deck\* Lounge room enjoying a travertine clad open fireplace\* Timber floors, built in home office with garden outlook\* Generous bedrooms with robes, stylish main bathroom\* Whole level master with sitting area/library walls, walk-in robe and an ensuite\* Lower level multi-purpose spaces, wine cellar, largeworkshop or man-caveExternal Features: \* Hidden from the road, stunning 961sqm block\* Glorious gardens with water feature, garden lighting and drip irrigation\* Front courtyard set within the gardens\* Beautiful vistas over the reserve at the rear, abundance of wildlife\* Expansive entertainer's decks, level lawn areas\* Pathway at the rear direct to the Lovers Jump Creek walking trails\* Solar hot water, 13.25KW of solar panels, double lock up garageLocation Benefits: \* 280m to the 575 and 576 bus services to Wahroonga Station and Village, North Wahroonga, Turramurra Station and village and Macquarie\* 650m to Hampden Avenue shops and cafes\* 900m to Claude Cameron Grove\* 1.2km to Only About Children Wahroonga Eastern Road\* 1.7km to Wahroonga Public School\* 1.9km to Eastern Road shops and cafes including IGA\* Easy access to Wahroonga and Turramurra stations and villages\* Close to Knox Grammar and Abbotsleigh\* Moments to St Ives Shopping Village and St Ives's quality schoolsContact:David Walker ☎ 0414 184 911James Astridge☎ 0418 232 082Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.