

**65a Balmoral Street, Waitara, NSW 2077**



**House For Sale**

Friday, 3 May 2024

65a Balmoral Street, Waitara, NSW 2077

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



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## Auction Saturday 25 May, 4pm

Perfectly nestled away from the road and welcoming with cottage-like appeal, this stylishly presented residence is a surprise package opening to a significant family focused floorplan with all the extras. Offered for only the 2nd time since built, it exudes character, warmth and contemporary style. Flowing indoor to outdoor living has been captured to perfection with both the family room and casual living extending to the substantial covered alfresco terrace. The heated pool and spa is perfect for both summer and winter framed by level gardens and a workshed or studio. Buyers will appreciate the home office, the chef's stone Miele kitchen and the optional whole floor 2nd master retreat with a bathroom and living area. Convenience is taken to exceptional levels in this quiet pocket, with shops on the corner and the bus, Waitara Public School, Westfield and Hornsby Hospital all within walking distance. Accommodation Features: \* Modern built home with a traditional feel, full brick lower level, high ceilings \* Home office with built-in shelving, spacious dining \* Generous living, separate family room, ducted a/c \* Gourmet stone induction kitchen, Miele appliances \* Warming drawer, large island bench, breakfast bar \* Large bedrooms all with robes, ground floor master with a walk-in robe and ensuite \* Stylish bathrooms, internal laundry, Ventis system \* Flexible and substantial upper level 4th bedroom, bathroom and large living room - could be an optional master or in-law retreat \* Surround sound speakers inside and out, generous storage areas including in-roof External Features: \* Tucked away from the road on an easy care 636.6sqm block \* Double carport plus additional space for parking on the drive \* Substantial covered alfresco deck with ceiling fan \* Very private heated pool and spa, level lawn \* Fenced and secure backyard, large workshed or studio \* Solar panels Location Benefits: \* 140m to the 591 bus services to Hornsby Station and St Ives \* 180m to the local shops \* 400m to Waitara Public School \* 500m to Hornsby Hospital \* 520m to the 575 bus services to Turramurra and Macquarie \* 600m to Mark Taylor Oval \* 800m to Westfield shopping \* 900m to Waitara Station \* 850m to Hornsby Girls High School \* Close to Knox Grammar, Abbotsleigh, Barker College and St Leo's Catholic College Auction: Saturday 25 May, 4pm In rooms - 2 Turramurra Avenue, Turramurra Contact: David Walker ☎ 0414 184 911 Belinda Edwards ☎ 0451 672 977 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.