

**71 Warrangi Street, Turramurra, NSW 2074**



**House For Sale**

Friday, 24 May 2024

71 Warrangi Street, Turramurra, NSW 2074

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1113 m2**

**Type: House**



David Walker  
0294897474



Belinda Edwards  
0294897474

## Auction Saturday 15 June, 4pm

Promising an exceptional family lifestyle in a premier east-side pocket, this light filled, solidly built, full brick home offers strong appeal. North facing on its wide fronted 1113sqm block, it's easy to see the potential here to either continue to update, extend the home or utilise the outstanding address and excellent block for a new build (STCA). Preceded by a generous front garden, the home opens into a sweeping single level design with high ceilings and timber floors. A formal lounge enjoys a working fireplace and the living and dining are spacious. A substantial terrace at the rear is ideal for entertaining overlooking the level back garden. It includes a multi-purpose lower level, an electric gated entrance and generous parking at the rear. Explore the possibilities steps to the bus, multiple schools including Pymble Public School, shops and the station.

**Accommodation**

- Spacious easy living floorplan with high ceilings.
- Timber floors, double brick build, plantation shutters.
- Formal lounge room with a stone clad open fireplace.
- Open plan living and dining rooms, ducted a/c.
- Large family sized gas kitchen.
- Substantial entry foyer, four well separated bedrooms.
- All bedrooms with robes, central bathroom with a separate toilet.

**External Features**

- Quiet and exclusive setting amongst quality homes.
- Superb wide fronted and north facing 1113sqm block.
- Level gardens and lawn areas front and back.
- Fenced and secure with electric driveway gates.
- Substantial rear covered entertainer's terrace.
- External toilet on the terrace, flexible lower-level room.
- Laundry, carport plus shade cloth covered parking area.
- Generous storage areas.

**Location Benefits**

- 250m to the 577 and 577P bus services to North Turrumurra, Turrumurra Station and Warrawee
- 350m to Only About Children Turrumurra,
- 550m to Northside Montessori School,
- 650m to Princes Street shops,
- 700m to Pymble Public School,
- 1.1km to Sacred Heart Catholic Primary School,
- 1.1km to Turrumurra Station and Village
- 1.4km to Turrumurra Memorial Park and Karuah Oval
- 1.9km to Pymble Station and local shops
- 2.2km to Pymble Ladies College
- Easy access to Ravenswood, Knox Grammar and Abbotsleigh
- Close to Avondale Golf Club and Pymble Golf Club

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In rooms - 2 Turrumurra Avenue, Turrumurra  
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.