

**88 Melwood Avenue, Killarney Heights, NSW 2087**

**Cunninghams**

**Sold House**

Tuesday, 15 August 2023

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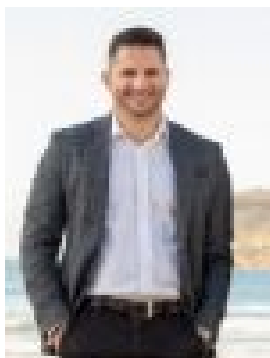
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



Sam Raso

0407936862

## Contact agent

FIND. Nestled in the quiet, family-friendly surrounds of Killarney Heights, this remarkable, mid-century Pettit & Sevitt creation has been elevated with a slick contemporary extension, designed by renowned architects, Collins Pennington. Everything about this home speaks to quality and style, with an impressive four-bedroom, multi-living area design that embodies a harmonious fusion of charm, charisma and contemporary finesse. LOVE. A modern, free-flowing design with strong clean lines, high, vaulted ceilings and effortless entertaining space is complemented with a raft of state-of-the-art creature comforts that make living in this home a dream. - An impressive open-plan living zone spills out to meet the backyard & deck, offering effortless entertaining space and an easy indoor/outdoor lifestyle- Sophisticated bespoke joinery adds function and aesthetic throughout- High-end designer kitchen Bora induction cooktop and downdraft extractor, integrated fridge and stunning leathered granite benchtop- Beautifully landscaped, fully-irrigated gardens to front & rear- Entertain or relax underneath the rain-sensor Vergola that covers a spacious entertainer's deck that overlooks a fully-tiled, in-ground pool and spa with in-floor cleaning & electric and gas heating- Rumpus room with a slow-combustion fire and access to the backyard, comfortable and cozy throughout the year- Uber-luxe master bedroom with a private balcony that offers leafy, tree-filled outlooks, plus large walk-in wardrobe, built-in dressing area & an en-suite bathroom with free-standing bath & rainfall shower & heated towel rails- All other bedrooms feature built-in wardrobes and are serviced by a choice of two stylish family bathrooms- Home automation system for lighting, blinds, doorbells & intercom; security alarm, cameras & gate; smart audio system with 8 separate zones- Polished Blackbutt floors, 5.2kW solar system, five split-system air-con units, tons of internal storage, double-glazed windows- Laundry room with storage and built-in ironing board- Double carport plus additional driveway parking space & electric car chargerLIVE. Quiet and lush, Killarney Heights is surrounded by national park and beautiful bushland, with lots of nature trails to make use of, including those around Bates Creek and The Bluff Lookout. There are also a number of well-known mountain bike trails and sporting grounds in the area, perfect for active families. Killarney Heights has a great set of local shops, an esteemed high school, and is well placed for convenient access to the city and beaches.RATES:Water rates: Approx \$173.30 pqCouncil rates: Approx \$563.70 pqSIZE:Total: Approx 783 sqmABOUT THE AREALocal Transport:- Express buses to CBD- Buses to Chatswood, Westfield Warringah Mall, Terrey Hills Shopping & Dining:- Forestville shopping centreSchools:- Killarney Heights Public School- Killarney Heights High SchoolWHAT THE OWNER LOVES:- This suburb is so quiet and beautiful. Lovely bushwalks are literally around the corner.- The flow from indoors to outdoors is amazing. The pool can always be viewed from the kitchen, which is excellent for keeping an eye on the children.- It's a great entertainer's house. The kids love the pool and the choice of living areas is handy for everyone.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. All photographs, maps and images are representative only, for marketing purposes.