

**9 Eulbertie Avenue, Warrawee, NSW 2074**



**House For Sale**

Saturday, 11 November 2023

9 Eulbertie Avenue, Warrawee, NSW 2074

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1669 m2**

**Type: House**



Eric Leung  
0431372951



Tim Fraser  
0433100067

## **Auction - Contact Agent**

Privately positioned and immaculately presented, this grand family sanctuary sprawls across an impressive 1669 sqm of land and celebrates an east-side blue ribbon address 500m to Knox Grammar School and Warrawee Railway Station. It is hidden from the street by tall, manicured hedges and enveloped by park-like gardens. The double-brick residence showcases a rich fusion of exquisite character features and contemporary enhancements designed for large-scale living and entertaining. The well-conceived layout incorporates grand formal rooms and airy modern living spaces, luxuriously proportioned bedrooms, designer bathrooms, an intergenerational garden retreat and world-class recreational facilities, completing the picture of a life well-lived. Astute buyers will immediately recognise the unrivalled lifestyle on offer. - Timelessly elegant formal rooms open to a wide verandah and private garden - Airy open family living spaces connect to the terrace overlooking the rear garden, swimming pool and tennis court - Newly updated kitchen with stone benchtop equipped with Miele and ilve appliances - Elegant and spacious master retreat enjoys built-in robes and an on-trend ensuite - Soaring ornate ceilings and exquisite parquet timber flooring are charming features of the formal rooms and bedrooms - Self-contained intergenerational studio opens to rear garden, swimming pool and tennis court - Skylit study incorporates a custom-built work area/desk space - Poolside family room, split air conditioning system plus ceiling fans - Internal access to double lock-up garage, along with driveway parking for multiple cars - Easy access to highly desirable Knox Grammar and Abbotsleigh Girls High School