

**116-118 Junction Road, Wahroonga, NSW 2076**



**House For Sale**

Monday, 8 July 2024

116-118 Junction Road, Wahroonga, NSW 2076

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2308 m2**

**Type: House**



Michael Dempsey

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## Expressions of Interest

In a prime location, this exceptional north to rear 2308sqm with 28.4m frontage presents the rare gift of current DA approval to construct a boutique senior living development whilst also holding additional opportunities. Developers and home builders will find much to love here with the option of subdividing into two Torrens title blocks, with one offering future potential as a duplex site (STCA). The land is regular with a rectangle shape making redevelopment effortless. The existing home presents well, affording the opportunity to live in or lease out until its evolutions starts. This premier slice of Wahroonga is loved by families, professionals and retirees alike, enjoyed for its easy access to the bus, childcare, coveted Wahroonga Public School, local shops, Westfield, the station and excellent private schools.

**Accommodation Features:**\* DA held for 7 luxury over 55's dwellings, 5 detached and 2 single storey villas\* DA approved GFA 1089sqm, basement parking area

**Existing home:**\* Solid and substantial with high ceilings, timber floors\* Bay windows, large formal lounge, separate dining\* Open plan casual living and dining, slow combustion fireplace\* Stylish stone topped kitchen with quality appliances\* Teenage retreat, home office or 6th bedroom, laundry with a bathroom\* Four large bedrooms with robes, grand master suite with a walk-in robe and ensuite\* Linen cupboard, under house basement with a toilet

**External Features:**\* Perfect level 2308sqm block, coveted north to rear aspect\* Pool and tennis court in poor repair\* Established gardens, very neat and tidy with generous lawn area\* Hedging on the borders promotes privacy\* Front porch, covered creeper draped rear alfresco terrace, double carport

**Location Benefits:**\* 100m to the 575 and 591 bus services to Turramurra Station and Village, St Ives, Hornsby and Macquarie\* 250m to Only About Childcare Wahroonga Eastern Road\* 750m to Hampden Avenue shops and cafes\* 1km to Wahroonga Public School\* 2.1km to Wahroonga Station and the Village \* Easy access to Hornsby Hospital\* Close to Hornsby Westfield\* Easy access to Knox Grammar, Abbotsleigh and Hornsby Girls High School

Expressions of interest closing: Tuesday 6th August, 3pm

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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.