

**118 Braeside Street, Wahroonga, NSW 2076**



**House For Sale**

Saturday, 29 June 2024

118 Braeside Street, Wahroonga, NSW 2076

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1337 m2**

**Type: House**



Tim Fraser  
0433100067



Mark Lauzon  
0448652348

## Auction - Contact Agent

A truly elegant home completed just two years ago and situated on 1,322sqm of immaculately manicured grounds, this refined residence sets a new benchmark in luxury family living. Spanning an impressive 519sqm of living space set across two palatial levels, its seamless indoor/outdoor connection spills effortlessly to north facing lawns and resort-inspired alfresco entertaining. Classically styled straight from a magazine it exudes a sophisticated French Provincial flair infused with a Ralph Lauren aesthetic, bathed in natural light from large windows and a private outlook. Positioned in a sought-after enclave just 600m to 'The Bush School', it's approximately 2km to the station, village shops, Knox and Abbotsleigh. - Turfstone pavers and ornate Pear trees offer chic style to the long driveway- Vast formal lounge with Lopi gas fire and adjacent foyer with vaulted ceiling- Family living with Escea fire, 3m coffered ceilings and custom imported cabinetry- Bespoke CaesarStone kitchen fitted with top-of-the-line Wolf appliances- Shaws Farmhouse sink, Armac Martin finishes and Butlers Pantry with dishwasher- Alfresco entertaining terrace with stone outdoor kitchen and Beefeater BBQ- Upper-level living and three King sized bedrooms all with ensuite bathrooms- Grand master suite with Juliet balconies, dressing room and designer ensuite- Two bedrooms upstairs feature walk in robes, ensuites and bay window seats- Custom home cinema with 120" projector screen and Bose surround sound- Luxe marble bathrooms with under-floor heating, master with stand-alone tub- Mosaic tiled heated pool with marble pavers and glass surround balustrading- 8 zoned ducted reverse cycle air, wool carpets and large format herringbone floors- Dedicated library or home office with wraparound bookshelves and rolling ladder- Timeless wainscoting, Ralph Lauren wallpaper and chandelier, De Gabriel joinery- Double lock up garage plus additional parking in driveway, solar electricity panels- Walk to Wahroonga PS, 2.1km to station and 2.5km to Knox and Abbotsleigh