

# 170 Burns Road, Turrumurra, NSW 2074



## House For Sale

Thursday, 4 July 2024

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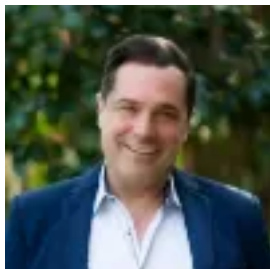
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1100 m2**

**Type: House**



**Matt Bolin**

0294897474

## Auction Saturday 27 July, 4pm - In rooms

PLEASE PARK IN McRAE PLACETreat the family to an exceptional lifestyle on a picture perfect, north to rear 1100sqm (approx) block where entertaining is effortless and day-to-day living supremely stylish and comfortable. With a circular driveway and dual electric gated entry, this property is private and exceptionally secure, creating a wonderful haven for life. The near single level floorplan is expansive wrapping around the statement mineral pool and spa and with its extensive glass sliders and bi-folds, flooding the interiors with northern sunlight. Relax in the elegant lounge, cook up a storm in the stunning luxuriously appointed chef's kitchen or watch the kids play in the pool from the expansive family living room. The home offers flexible spaces with an optional home office or 5th bedroom or the family room with its adjoining powder room could become an in-law wing. Enjoy the convenience of being steps to multiple bus services, village shops and eateries, walking trails and Turrumurra North Public School.

**Accommodation Features:**

- \* Original full brick home has been renovated and extended
- \* Timber floors, high ceilings, elegant lounge with Jetmaster gas fire
- \* Spacious dining room adjoins the deluxe stone kitchen
- \* Large island bench, downdraft exhaust fan, dishwasher
- \* Quality Bosch appliances including a combi oven, warming drawer and oven
- \* Breakfast bar, substantial stepped down family room with an adjoining laundry/powder room
- \* Banks of sliders and bi-folds open the dining and family room to the poolside decks
- \* Generous bedrooms, most are fitted with built-in robes
- \* Master retreat with robes and an ensuite bathroom
- \* 2nd powder room, optional home office or 5th bedroom
- \* Plantation shutters, zoned ducted a/c, modern bathrooms

**External Features:**

- \* Walled and secure from the road, dual driveway entries with electric gates
- \* Circular driveway with additional parking space for guests or the van/trailer
- \* Substantial north to rear block with a green
- \* Landscaped gardens, large front terrace
- \* Expansive covered wraparound rear decks, substantial alfresco deck
- \* Superb centrepiece pool and spa, lower level decks and seating
- \* Enclosed veggie and herb gardens, covered access

**DLUG Location Benefits:**

- \* 100m to the 591 bus services to St Ives and Hornsby Station
- \* 280m to the 577 bus services to Turrumurra Station
- \* Multiple elite private school bus services around the corner
- \* 450m to the entrance to Lovers Jump Creek walking trails
- \* 550m to the Pymble Turrumurra Preschool
- \* 900m to Turrumurra North Public School
- \* 1km to North Turrumurra village including IGA and Woolworths
- \* 1km to Princes Street shops and cafes
- \* 1.1km to Eastern Road shops and cafes
- \* 1.1km to Irish Town Grove
- \* 2.3km to Turrumurra Station and village
- \* Moments to St Ives shopping, Masada College, Brigidine College and Sydney Grammar
- \* Close to Ravenswood, PLC, Knox Grammar and Abbotsleigh

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2 Turrumurra Avenue, Turrumurra  
Contact ☎ Matt Bolin 0417 269 023

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.