

**3 Mayo Place, Killarney Heights, NSW 2087**



**House For Sale**

Wednesday, 19 June 2024

3 Mayo Place, Killarney Heights, NSW 2087

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 702 m2**

**Type: House**



Brian Fairweather

0299847100

## OFF-MARKET PREVIEW

3 Mayo Place, Killarney Heights is proudly presented by Brian Fairweather of Ray White Fairweather Group.\*\*\* For more information, contact Brian on 0402 938 870. \*\*\*AUCTION TO BE HELD ON Saturday 13 July 2024 @ 4:30PM - ONSITE spread across multiple split levels in a tightly held, leafy cul de sac, this elegant and spacious family home represents a quality sanctuary on an elevated 702sqm approx. block. With a rare north facing outlook over Garigal National Park and embraced by lush, private gardens, this prized home offers versatility for growing families with the utmost privacy, complete with luxurious modern updates and some further scope to personalise as desired. With multiple formal and casual living and entertaining spaces, it has been impeccably maintained and is coming to market for the first time in 29 years. Complete with a stylishly renovated main bathroom, double lock up garage and vast workshop/cellaring, this superb package is finished by ducted and zoned heating and cooling and an expansive top floor extension. It's central location in a sought after setting offers direct gated access to the public pathway just 160m to Rathowen Parade buses and a short stroll to Killarney Heights village and prestigious local schools.● Front door opens to wide entrance foyer and flows to kitchen and lounge.● Dedicated formal living and dining plus expansive top floor family entertaining.● Modern kitchen with Mink stone benchtops and seamless integrated appliances.● Siemens ceramic cooking, Smeg combi oven, Liebherr side by side fridge/freezer.● Qasair ducted rangehood, four concealed kickboard drawers, filter water.● Master with WIR and ensuite opens to private balcony, all beds feature built-ins.● Renovated main bathroom with walk in shower and elegant Chevron feature tiles.● 3 bathrooms plus a powder room.● Glass framed swimming pool with solar ready plumbing and terracotta tiles.● Casual dining opens to tranquil, rainforest style rear garden for total privacy.● Quad zoned heating and cooling, plus two split system air conditioning units.● Double lock up garage with additional storage for a 3rd car in a large space next to the garage.● Abundant internal and under house storage, lower level rumpus or guest retreat.● Easy 160m stroll to bus stop and a short 600m to boutique shopping and schools. What the current owner has liked about living here: The quiet, peaceful and private location, combined with a beautiful outlook and abundant bird life. Should the property be leased after sale, we believe that it should achieve in the vicinity of \$1900-\$2100 per week. Our offices: Ray White Killarney Heights / Ray White Narrabeen / Ray White Frenchs Forest\*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.\*\*\*\*