

**71 Coonanbarra Road, Wahroonga, NSW 2076**



**Sold House**

Friday, 13 October 2023

71 Coonanbarra Road, Wahroonga, NSW 2076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1335 m2**

**Type: House**



David Walker  
0294897474



James Astridge  
0294499066

**\$3,420,000**

Exquisitely beautiful on a superb high-side 1335sqm with east-side prestige, this early 1900's home presents all the distinguished charm and elegance of its past. It has been tightly held for almost 50 years making it an exceptionally rare opportunity with dress-circle credentials. The enchanting single level, sandstone based home welcomes you into timeless interiors set under soaring ceilings with decorative archways, picture rails and original fireplaces. At the rear are captivating gardens with sweeping lawns and a unique L shape. The full brick home presents in excellent condition, providing the option to move in, whilst also holding potential to renovate or extend (STCA). The quiet tree-lined street is easy walking distance to the bus, station, village, Wahroonga Public School, Knox Grammar and Abbotsleigh.

**Accommodation Features:**

- \* Soaring ceiling heights, picture rails, plantation shutters
- \* Expansive lounge room with a library wall and French doors opening to the verandah
- \* Large formal dining room with a fireplace
- \* Home office/4th bedroom
- \* Three large bedrooms, master opens to the verandah
- \* Quality stone topped kitchen with excellent storage
- \* Over-sized Ilve oven, gas cooktop, Asko dishwasher
- \* Sun washed family room wrapped in galleries of glass
- \* Modern bathrooms, 2nd bathroom with a separate toilet
- \* Laundry with storage space
- \* Gas bayonet at the front and rear

**External Features:**

- \* High-side and privatised beyond mature hedging
- \* Gracious and elegant full brick home on a sandstone base
- \* Deep covered verandah with unique turret
- \* Stunning and sprawling lawns and gardens, unique L shape at the rear
- \* Double carport with adjoining storage or workshed

**Location Benefits:**

- \* 200m to Café Patina
- \* 200m to Wahroonga Park
- \* 500m to Wahroonga station and village
- \* 500m to the 575 and 591 bus services to Turramurra, Hornsby, Macquarie and St Ives
- \* 900m to Abbotsleigh
- \* 1.6km to Wahroonga Public School
- \* 1.7km to Knox Grammar
- \* Easy access to Westfield shopping

**Auction:** Saturday 4 November, 4pm  
**In rooms -** 2 Turramurra Avenue, Turramurra  
**Contact:** David Walker ☎ 0414 184 911  
James Astridge ☎ 0418 232 082

**Disclaimer:** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.