

**11/34 Rose Avenue, Wheeler Heights, NSW, 2097**

STONE

**Townhouse For Sale**

Thursday, 5 September 2024

11/34 Rose Avenue, Wheeler Heights, NSW, 2097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Exclusive coastal living with Northerly aspect for active adults 55 and over

Welcome to Banksia, an exclusive community offering sleek and contemporary homes designed specifically for residents aged 55 and over. Nestled in the picturesque Northern Beaches of Sydney, Banksia combines modern living with natural beauty.

This single-level garden townhouse boasts high-quality finishes and contemporary design, quietly located at the rear of the Banksia complex. Spacious open-plan living & dining area seamlessly flows onto a private outdoor entertaining space and easy-care garden, creating the perfect escape for relaxation while being safe for pets. The well-insulated property is flooded with sunshine due to its Northerly aspect.

- **Elegant Interiors:** The home features wool-rich carpets in the spacious bedrooms, ceiling fans, and LED downlights for a touch of luxury. Timber-grained Decoria floors stretch across the kitchen, living room, and dining areas.
- **Modern Kitchen:** The airy kitchen is equipped with 40mm Caesarstone benchtops, stainless steel Miele appliances, a gas cooktop, ample storage space, soft-close drawers, and Parisi tapware.
- **Versatile Floorplan:** King size master with ensuite, spacious second and versatile third bedroom/study/guest bedroom
- **Luxurious Bathrooms:** Indulge in the luxurious bathrooms, complete with double vanities in the ensuite. Each home is designed with cross ventilation to ensure comfort throughout the year, with plenty of natural light flooding each room.
- **Comfort and Convenience:** Enjoy the comfort of ducted air conditioning throughout the home as well as great storage options. The residence includes an attached double car garage with further rear storage and internal access for added convenience.
- **Future-ready features:** 5 kWh solar system installed July'23, EV charging can be tailored to minimise electricity costs.
- **Outdoor Lifestyle:** Walking and biking trails wind through an abundance of plant and bird life, leading to the shimmering Narrabeen Lake. The neighbourhood is perfect for cyclists, fishermen, kayakers, walkers, bird watchers, and picnickers.
- **Convenient Access:** Approximately 2 kilometres away is Cromer Golf Club, tucked between the beautiful bushlands of Narrabeen Lagoon and Garigal National Park. With plenty of outdoor activities, shops, cafes, dining, and entertainment only moments away, Banksia strikes the perfect balance of an exciting lifestyle with the ease of a convenient location.

Banksia is ideally located in Wheeler Heights, within the vibrant Northern Beaches community. Just 30 minutes outside of Sydney's CBD, with a convenient Park and Ride at Collaroy Hotel on Pittwater Rd, residents can enjoy a variety of outdoor activities, shopping, golf courses, lakes, beaches, cafes, and eateries all within moments of their doorstep.

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