

**15 Heydon Avenue, Warrawee, NSW 2074**



**House For Sale**

Thursday, 16 January 2025

15 Heydon Avenue, Warrawee, NSW 2074

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1303 m2**

**Type: House**



David Walker

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## Auction Saturday 8 February, 3pm

Magnificently positioned within one of Warrawee's most esteemed settings, c1930s 'Edina' beholds a grand presence on 1303sqm of private grounds. Palatial proportions expand throughout a lavish layout accentuated by elevated ornate ceilings, sparkling chandeliers and opulent wood panelling reflecting the splendour of yesteryear. Centred by an imposing entrance hall, exquisite lounge and dining rooms impress with an easy connection, an eye-catching conservatory overlooks the rear backyard, and an updated kitchen showcases original spatial dimensions to include a classic casual meals space ideal for contemporary living. Ascending a regal stairwell, stately bedrooms include a lavishly scaled primary bedroom with a walk-in wardrobe and ensuite, surround a generous landing. Define the next chapter for this impressive property, move straight in or introduce a modern sensibility. Surrounded by high-calibre homes, located footsteps from Warrawee train station and Knox Grammar School, combined with a leisurely stroll to Wahroonga village, this residence imposes a lifestyle of luxurious ease.

**Accommodation Features:**

- \* Lavishly proportioned interiors are introduced by a stately entrance hall
- \* Original details include fireplaces, high ceilings with ornate cornices and ceiling roses
- \* Rich wood panelling, cloak cupboard, grand staircase
- \* Lounge room, dining, sitting room/library, conservatory
- \* Generous kitchen with island, Smeg gas cooktop, Qasair rangehood, Bosch oven
- \* Select bedrooms with built-in wardrobes, a sunroom to one bedroom
- \* Master bedroom with walk-in wardrobe and ensuite, large landing
- \* Bathrooms, each with a bathtub, powder room, internal laundry
- \* Ample storage throughout, ducted air conditioning, alarm

**External Features:**

- \* 'Edina' c1930s solid brick, double-storey residence
- \* Privately set on 1303sqm
- \* Gated entry, elegant porte-cochere
- \* Double lock-up garage, plenty of off street parking
- \* Secure flat backyard

**Location Benefits:**

- \* 130m to Warrawee Train Station
- \* 190m to Knox Grammar School
- \* 425m to 573, 98T1, N90 bus services to Turramurra, Sydney Adventist Hospital, Hornsby, Chatswood, Town Hall
- \* 550m to Warrawee Public School (zoned)
- \* 1.1km to Wahroonga Village
- \* 2.8km to Sydney Adventist Hospital
- \* Convenient to Abbotsleigh, Turramurra High School, Wahroonga Adventist School, Pymble Ladies' College, Barker College, Loreto Normanhurst

**Auction:** Saturday 8th February 2025, 3pm  
**In rooms - 2 Turramurra Avenue Turramurra**

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**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.