

**86 Woonona Avenue, Wahroonga, NSW 2076**



**House For Sale**

Thursday, 16 January 2025

86 Woonona Avenue, Wahroonga, NSW 2076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



David Walker

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## Auction Saturday 8 February, 3pm

Drenched in sunlight, a central position merging the blissful charms of Wahroonga Village and the convenience of Hornsby underpins an ideal lifestyle proposition within this single-level home. Delivering an impeccable foundation for growing families and those scaling down who highly value space, harmonious proportions transpire with an uninterrupted outdoor connection. Separate, spacious lounge and dining rooms enveloped by walls of glass effortlessly open to a north-west facing deck surrounded by a private, flat, and low maintenance grassed yard. Equipped with an enviable suite of appliances, a generous kitchen features plentiful storage, alongside bedrooms, all with built-in wardrobes and a primary relishing a substantially sized ensuite. A secure-breezeway style entry provides functionality and peace of mind, complemented by an impressive double garage and practical storage room. Footsteps from sought-after Waitara Public School and walking distance to parks, shops, bus services and the train station, this outstanding address delivers unbeatable appeal.

**Accommodation Features:** \* Single-level light-filled layout, ducted air conditioning, fireplace \* Expansive lounge room, separate open-plan dining, generous kitchen \* Miele dishwasher, Bosch electric cooktop, Neff microwave oven \* Siemens wall oven, Miele warming drawer, ample bench, and storage space \* All bedrooms with built-in wardrobes, primary bedroom with dual built-in wardrobes \* Ensuite with walk-in shower, main bathroom includes a bathtub \* Study/fourth bedroom, laundry with direct outdoor access

**External Features:** \* Secure breeze-way style entry, double garage with electric door \* Lockable storeroom \* Fenced and private flat backyard \* Expansive north-west facing entertaining deck \* Solar panels and battery

**Location Benefits:** \* 400m to Waitara Public School (zoned) \* 500m to 75 and 591 bus services to Macquarie Park, Macquarie University, West Pymble, Turramurra, Wahroonga and St Ives \* 750m to Hornsby Hospital and medical precinct \* 850m to Mark Taylor Oval, PCYC Hornsby, playground and open-air gym \* 1.3km to Wahroonga Village and Train Station \* 1.4km to Hornsby Westfield \* 1.4km to Waitara train station \* Convenient to Hornsby Girls High School, Barker College, St Leo's Catholic College, Wahroonga Adventist School, Loreto Normanhurst, Abbotsleigh, Knox Grammar

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**In rooms -** 2 Turramurra Avenue, Turramurra  
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