

118 Coonanbarra Road Wahroonga  
Omnipresent village atmosphere. High tech living.



## Luxury living in peak location



If you have a taste for village living combined with all the comforts and high tech inclusions, you will appreciate the quality build of this all new residence. Not a cent to spend. No renovation needed.

Set on a level, landscaped block of around 1000sqm with room to move, the owners have created a residence of uncompromising standard. Unseen quality underpins the true value of this perfectly positioned investment.

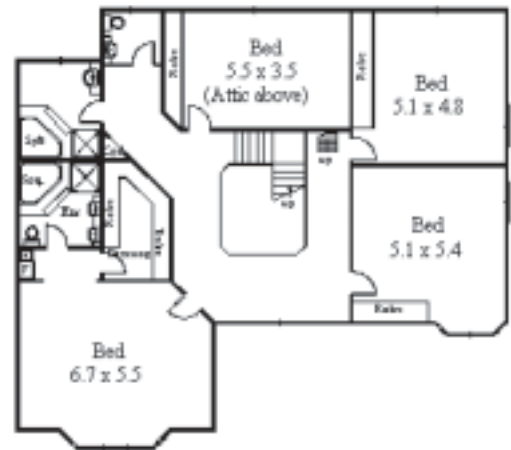
Grand in proportions app. 504sqm, yet relaxed in feel this is excitingly cutting edge - digital and cable TV, Commander telephone system, stereo audio speakers wired throughout with home theatre, entertainment and sound system able to be directed to any room, security alarm, automated gates with intercom, remote controlled garage doors. Expansive 45sqm covered entertaining terrace overlooks the floodlit rear garden and rainforest area and adjoins the gas heated, oversized pool with sunsail protection. The three car garage has a thoughtfully designed ramp access to rear for boat or extra vehicle.

The bedrooms are all huge, with built ins while the master has a dressing room and ensuite. The kitchen and bathrooms are straight from a magazine with 'best of the best' appointments. A large light filled timber staircase leads from the formal entry to the gallery upstairs which has an attic storage are built in with concealed staircase access. A study off the entry area adds to the utility of the floorplan and accentuates the suitability of this fine residence for an executive family or business professionals that enjoy entertaining and/or working from home.

This Premier East side location is integral - stroll to the famous Wahroonga Village and Park where civic pride and boutique atmosphere are part of the North Shore's leafy game plan. Knox and Abbotsleigh are a safe and easy walk for the children.

- 4 bedrooms.  
Master with ensuite and dressing room
- 4 bath/2spa
- family room
- study and attic storage
- expansive covered terrace
- dreamy designer kitchen
- heated oversized pool
- 3 vehicle garage
- fully ducted R/C aircon
- fully automated and wired





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