



KILLARNEY HEIGHTS

12 Glengriff Avenue

4  3  2 

LARGE FAMILY HOME IN OUTSTANDING LOCATION


Rarely does a property become available in this highly sought after pocket in Killarney Heights. Set on a beautiful level block in a quiet location, this substantial family home offers an abundance of space, a prized Easterly rear aspect, and flows effortlessly over two generous levels. Conveniently located, the home is a very short level walk to Killarney Heights Primary and High Schools, kindergarten and brand new day care centre, village shops and community facilities, and is ideal for families or investors.

- Outstanding location in the heart of Killarney Heights
- Offered for the first time since built by the original owners
- Four generous bedrooms (all with air-con), three bathrooms, double garage with internal access
- Large kitchen with CaesarStone benchtops, stainless steel oven and gas cooktop, adjoining casual meals area
- Bright and spacious family living room opening to garden and pool
- Formal lounge and dining room flowing to entertainment terrace and outdoors
- Large sparkling in-ground pool, with spa, set in child-friendly gardens
- Extensive east-facing rear gardens ideal for entertaining
- Ample storage throughout, reverse cycle air conditioning, timber floor finishes on ground level
- Enjoy the best of both worlds being close to the CBD and a stone's throw from the beautiful northern beaches
- Level walk to Killarney Heights Primary and High Schools, daycare centre and village shops
- Moments to City/Chatswood bus transport
- Middle Harbour waterways and Garigal National Park nearby
- Short drive to the new Northern Beaches Hospital
- Ready to live in as is, update at your leisure, renovate or rebuild (STCA)
- Building and pest report available to download
- Large block with wide frontage. Land size approximately 696sqm

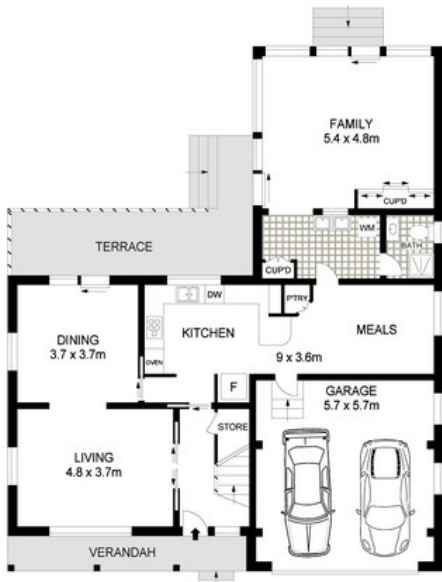
Property ID:	18313076
Property Type:	House
Garages:	2

AGENT

Sam Pfafflin

 0403 481 004

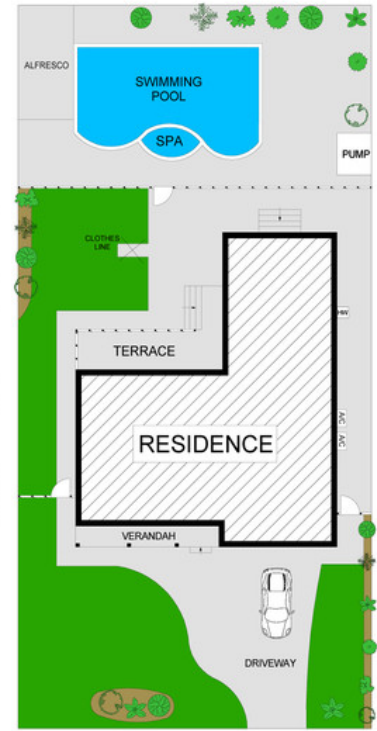
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GROUND FLOOR



UPPER FLOOR



SITE PLAN

Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.
www.visionphoto.com.au



12 GLENGARIFF AVENUE, KILLARNEY HEIGHTS
APPROX. INTERNAL FLOOR AREA: 245 SQM

Raine & Horne
Forestville - Frenchs Forest