

GLENEAGLES AVENUE



22 Gleneagles Avenue Killara, NSW

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**Spectacular non-conservation opportunity to create your dream**

Positioned in a tranquil street bordering the verdant fairways of Killara Golf Club, this well-maintained home offers an exciting entry point to a golf course lifestyle in a premier North Shore location. Non-conservation zoning presents a spectacular opportunity to renovate or fully capitalise and build new on the 1107sqm approx. land parcel with its vast 24m frontage. Instantly comfortable as is, the current home is well designed for family life with spacious living areas, separate bedroom zones, and a large entertaining terrace immersed in leafy views. This one won't last long.

- Impressive non-conservation opportunity on 1107sqm approx. land, 24m front
- Live in immediate comfort in a well-maintained family-friendly home
- Formal lounge & dining, large windows draw north light and leafy views
- Family room provides a relaxed space flowing to sunlit entertaining terrace, fans, built-in storage
- Open plan kitchen, cooktop, oven, grill dishwasher, breakfast bar, pantry
- Three generous bedrooms, main with ensuite, built-in and walk-in robes

**Inspect:** Wednesday, 22nd May 2024 11:00 - 11:30  
 Saturday, 25th May 2024 11:00 - 11:30  
**Auction:** 01/06/2024 11:30 am  
**Price:** Auction: Saturday 1st June Onsite



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22 Gleneagles Avenue  
Killara



Site Plan



Floor Plan

Internal area: 200m<sup>2</sup>

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.