



3/46 Fox Valley Road Wahroonga, NSW

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Luxury over-55s ground floor downsizer, presenting as new

Presenting as new, this stunning ground-floor, over-55s complex completed in 2023 offers the rare opportunity to embrace low-maintenance living with bright, light-filled interiors without sacrificing space, sophistication or lifestyle. One of only nine in the exceptional full-brick and concrete Gelder Architects designed complex, it spans across a substantial single level, showcasing impeccably designed interiors, a brilliant north aspect and two large balconies for alfresco enjoyment. The thoughtfully planned residence features an expansive living and dining with a gas fireplace and luxury Miele appointed provincial style kitchen. The bedrooms are spacious, peaceful and private with the master featuring his and her robes and an ensuite. Enjoy the ease of level lift access, two secure side-by-side car spaces and generous storage sheds in a no-stress environment created for the discerning over 55s. Be minutes to the bus, train stations and village shops, The Glade Reserve, Sydney Adventist Hospital and excellent schools.

Inspect: Saturday, 31st October 2026 10:00 - 10:30
Wednesday, 4th November 2026 10:00 - 10:30

Auction: 25/11/2026 05:30 pm

Price: Auction Wednesday 25th November 5:30pm
Council Rates: ~~\$443.00~~ p/q
Water Rates: \$216.53 p/q
Strata Rates: \$2,405.94 p/q

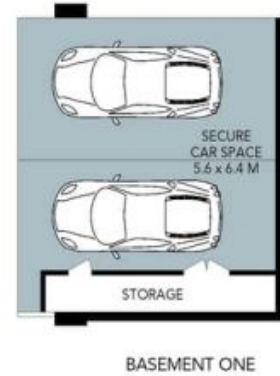


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3/46 Fox Valley Road,
Wahroonga



Basement Size: 36sqm
Internal Size: 100sqm
Total Size: 175sqm



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.