



7 Calvert Avenue Killara, NSW

4 2 2

### Modern family home with plenty of potential

Meticulously updated throughout and thoughtfully extended, this home offers a seamless blend of classic appeal and modern sophistication. The single-level floor plan is designed to maximise natural light, with spacious interiors, and plenty of space of the growing family. Enjoy as-is or take advantage of the prime Killara location and generous 966sqm block to capitalise further, extend, or build your dream home.

Situated in one of Killara's most popular pockets in a peaceful, family-friendly neighbourhood, this property provides both serenity and convenience. A short stroll will take you to Killara Public School, while Killara station, local cafes, and shops are just moments away, making this the ideal location for a balanced lifestyle.

- Entrance hall opens through double doors into an elegant formal living room.
- Spacious casual living and dining area boasts wraparound floor-to-ceiling glass.
- Seamless flow to a sun-drenched entertaining terrace and a large, mature garden with a level lawn.
- Generously sized bedrooms, built-in wardrobes, leafy garden view

**Inspect:** Wednesday, 18th September 2024 10:00 - 10:30  
 Saturday, 21st September 2024 10:00 - 10:30

**Auction:** 19/10/2024 10:30 am

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**Price:** Auction Guide \$3,000,000



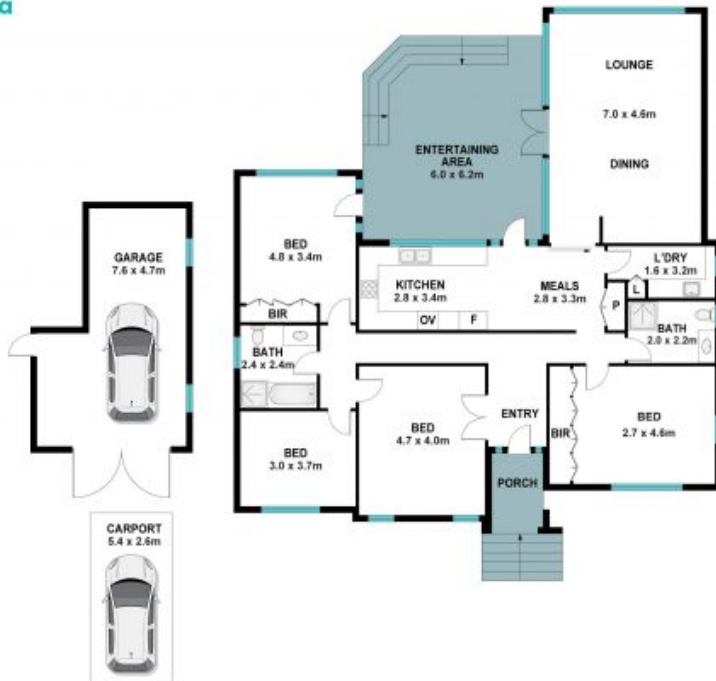
**Matt Payne**  
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**Patrick Haddad**  
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7 Calvert Avenue,  
Killara

STONE



Internal Living: 169 sqm  
External Living: 91 sqm  
Total Living Area: 260 sqm

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.