



**Killarney Heights, NSW**  
 17 Donegal Road

**4** BED **2** BATH **2** CAR

**Make this spacious solid home your castle.**

Rare find, this generously proportioned double brick constructed home will satisfy the fussiest of buyers. Prime location offering views of the Sydney skyline expanding to North Sydney & Chatswood but nestled in the leafy charm and family vibe that Killarney Heights offers.

This home is located in a quiet street with a north facing aspect, lots of large glass windows welcoming plentiful sunlight and a huge balcony ideal for entertaining and Summer parties.

Spacious living areas merged with neutral and warm interior tones convey an immediate relaxed tranquil atmosphere as you enter the multiple living areas of this home.

Expansive outdoor entertaining area overlooking a full sized designer salt pool with a natural bush back drop could only be describe as the dream summer location. Surrounded by established low maintenance landscaped gardens. Images of warm sunny days, pool parties, Christmas gatherings just flow into your imagination as you stroll around the

backyard.

As you enter the upstairs living room (large enough to host a party of 50) you will get a feeling that this is the one. Anyone who works from home this would be a dream. Spacious, leafy, quiet, city views, large balcony for morning coffee. This home ticks all the boxes.

Perfect location as it is only short walk to Killarney shops and Killarney primary school which currently offers a French Immersion program and Killarney Heights high school which has a great reputation. It is currently rated 92/100 from Schools in Australia website. Killarney also offers the Carlile Swimming Centre which is well known for its training.

A 30 minutes bus ride to the city, Chatswood or Manly. Close Proximity to Forestville Shops.

Rectangular 715 sqm is the generous size of land this home is located on.

If you love boating you are minutes drive to Middle Harbour waterways boat ramp.

Only via an open inspection can you experience the real value of this home. If required call Christina or Andrew to organise your own private viewing.

### **Offers Invited**

**Contact:** Andrew Merton  
0433118560  
Christina Wang  
0401099088

**Type:** House

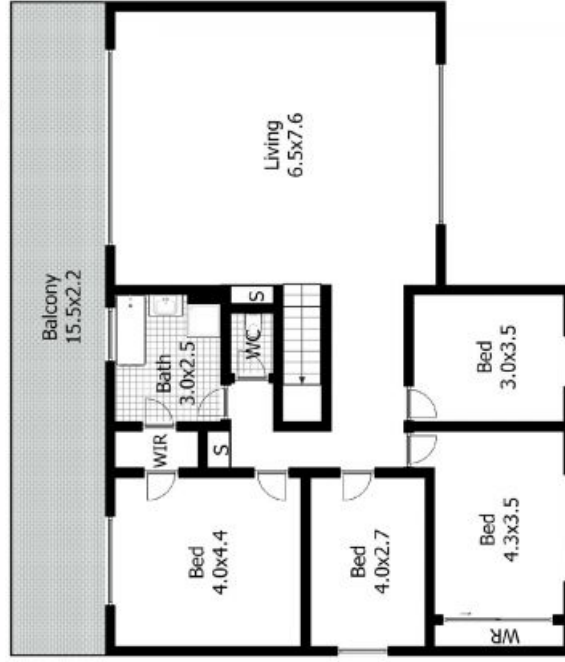
**Sold Date:** 25/09/2023

**Land:** 715Square Metres

**<https://www.andrewmerton.com.au>**



FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

SITE PLAN



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

Plans shown are only indicative of layout. Dimensions are approximate.

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