



# ALLEN & SHEPPARD.



**15A Roland Avenue WAHROONGA NSW**

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Your very own sanctuary of peace and privacy!

Nestled on over half an acre of land (approx. 2250m<sup>2</sup>) with established gardens and peaceful bushland, this brick home offers spacious accommodation - for a family looking for a quiet lifestyle at a very reasonable price for the area.

The home is of brick construction and offers 4 bedrooms + study, multiple living areas, plenty of storage, a large double garage and even a train room with the basic setup for a large model railway under the house.

The trees are alive with birdlife - relax on the back deck in the late afternoon and enjoy the parade of kookaburras, parrots, currawongs etc. as they flit from tree to tree. There's even a resident echidna living in the area who appears from time to time.

A great property in a quiet and beautiful location.

Please ring Dawn Rule on 0408 197 691 to book an appointment to view this delightful property.

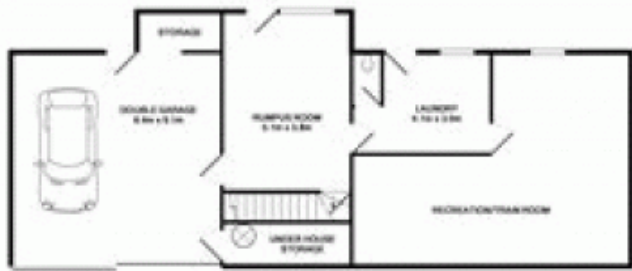
**Price** : \$ 927,000

**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/wahroonga/residential/house/6204389>



**Dawn Rule**  
**0408 197 691**

<https://www.allenandsheppard.com.au>



GROUND FLOOR  
AREA 121.10 SQM  
100% BOUNDARY ACCORDANCE WITH 2014 B.C. B.C.P.L.



SECOND FLOOR  
AREA 142.10 SQM  
100% BOUNDARY ACCORDANCE WITH 2014 B.C. B.C.P.L.