



Fabulous Home in Carlingford High and Murray Farm Schools Catchment (Approx 1,030SQM Land)



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15 Moorilla Ave, Carlingford

Auctioned for \$2,560,000 (Aug 10, 2024)

Presenting this beautifully renovated 4-bedroom family residence offers an unparalleled blend of modern luxury and comfort. Nestled in one of the most sought-after streets in Carlingford, this property promises all the convenience at your doorstep and delivers the perfect blend of style, comfort, and functionality.

Be welcomed by its charming front garden yard, you enjoy the luxurious of the expansive interiors promise impressive indoor and fantastic outdoor entertaining spaces. Backyard with basketball training court, a sparkling swimming pool and orchard-like haven with established vegetable gardens planted with peach, apple, lemon, fig, grapefruit, pomegranate, orange, cherry trees and more...

This immaculate home is within the catchment of both the best Carlingford High and Murray Farm Public School. It is close to transportations, M2 buses to Sydney CBD, and within minutes drive to Carlingford Court, Carlingford Village North Rocks Shopping Centre, Parramatta Westfield Shopping Centre and Eastwood for daily shopping.

With ultimate in convenience, the property is positioned close to the best schools and is an ideal home for families looking for best schooling, comfort and convenience. Don't miss this rare opportunity to secure this stunning property in one of Carlingford's prime locations.

Property ID:	L29265372
Property Type:	House
Garages:	2
Land Area:	1030.0 sqm

Jenny (Qi) Zhang

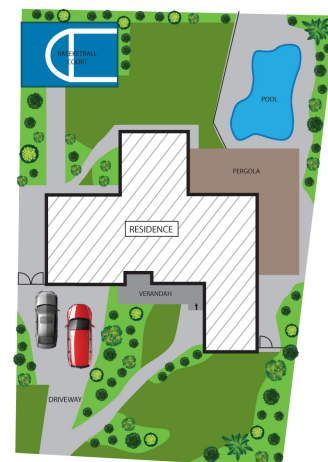
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Key Features:

- Immaculate fully renovated home about 5 years ago with attention to details
- Spacious open-plan living and dining areas perfect for quality living and entertaining guests
- Four bedrooms, the master suite includes walk-in closet and private ensuite bathroom
- Rumpus or media room equipped with surround sound and projector and Google home control downlights,
- State-of-the-art gas cooking kitchen boasts high-end Neff stainless steel appliances and stone island bench
- Full set of Neff build-in coffee machine, oven, wash machine and stove, Falmec range hood featuring noise reduction motor on roof.
- Modern designed toilets with skylight, Japanese toilet and marble sink
- Newly changed aluminum windows and doors with double glazing, partially electric curtain
- 6.6kW solar panel system for power efficiency and sustainable living
- Covered pergola with ceiling fan, offering a spacious outdoor BBQ and entertainment area.
- 300m to local shops and the M2 bus stop, with frequent services to the City (25 mins), North Sydney (25 mins), Macquarie Park (10 mins), and Castle Hill (20 mins)
- 600m via shortcut lane to Murray Farm Public School
- Murray Farm Public School and Carlingford High School catchment both within short walking distance
- Approx. 1,030sqm land with Approx. 20m wide frontage

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable.



SITE PLAN (NOT TO SCALE)

15 Moorilla Avenue Carlingford



DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED

Raine & Horne