



Immaculate family home with exceptional flexibility in a peaceful reserve setting



4



2



1

36 Kullah Parade, Lane Cove

Sold

Positioned on an elevated parcel overlooking Batten Reserve, this charming home provides the perfect haven for young families. Meticulously renovated and recently extended, it boasts the versatility of a self-contained one-bedroom retreat, ideal for extended independent living. Nestled in a peaceful bush location with every convenience at your doorstep, families will appreciate the easy walk to Mowbray Public School and local shops, while commuters benefit from regular city and Chatswood bus services from nearby Mowbray Road. Designed to maximise the prized north-to-rear aspect, highlights include the sun-kissed family room, 2nd living space and centerpiece kitchen overlooking the private gardens. Offering serenity and accessibility, from here, Lane Cove's enviable village lifestyle is just moments away.

- Peacefully set opposite Batten Reserve on an elevated north-to-rear parcel
- Newly renovated to offer multiple living zones and a flexible floor plan
- Expansive gourmet kitchen framed by views to the child-friendly yard
- Premium Bosch appliances, induction cooking and 40mm stone benchtops
- Open plan formal living/dining area with marble gas fireplace

Property ID: L27812164

Property Type: House

Garages: 1

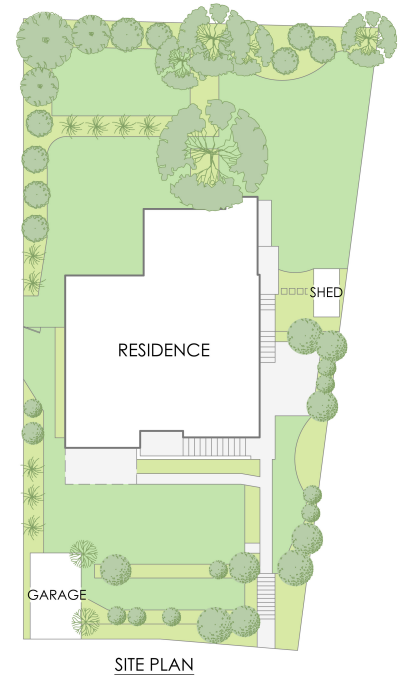
Land Area: 676.0 sqm

Rebecca Mitchell

0412 257 625

rebeccam@lns.rh.com.au

- Inviting family sunroom with easy access to the landscaped rear gardens
- Bright and well-appointed bedrooms, each with fitted wardrobes
- Flexible self-contained apartment with separate entry and its own bathroom
- Luxe family bathroom with rainshower, LED anti-fog mirror and stone vanity
- Enclosed child-friendly lawns, established gardens and large storage shed
- Powder room/3rd WC, custom joinery and new bamboo flooring
- Ducted air conditioning, high ceilings, plantation shutters, lock-up garage
- Stroll to local shops, city buses, Mowbray Public School and Mindarie Park



36 Kullah Parade, Lane Cove

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

Raine&Horne
Lower North Shore