



Period Grace, Resort-Style Living & Family Flexibility



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44 Bangalla Street, Warrawee

Auction

Step into ‘Kimo’ – a rare and important piece of Australian architectural history, masterfully designed by renowned architect H. V. Vernon and proudly positioned on prestigious Bangalla Street.

Set on an impressive 1,220sqm parcel, this stunning residence blends rich period charm with contemporary family comfort. Framed by whispering trees and private gardens, it offers a rare sense of privacy and privilege in one of Warrawee’s most esteemed streets.

This home presents an exceptional opportunity to secure a foothold in a tightly held, blue-chip enclave, boasting unrivalled access to elite schools such as Knox Grammar and Abbotsleigh. Walking distance to Warrawee Station, Wahroonga Village, Eastern Road shops, and Wahroonga Public School.

Soaring ceilings, elegant timber detailing, and multiple fireplaces set a refined tone throughout, while a fluid single-level layout delivers five spacious bedrooms, multiple living zones, and seamless indoor-outdoor entertaining. The fourth bedroom offers a loft-style teen retreat, perfect for multi-generational living or growing families.

Property Highlights:

Property ID:	L34299670
Property Type:	House
Carports:	5
Land Area:	1220.0 sqm

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- Five generous bedrooms plus study zones; master with garden access
- Elegant formal lounge with ornate fireplace, coffered ceilings & leadlight accents
- Casual living flows to outdoor entertaining, lush lawns & a private pool
- Sun-drenched conservatory-style sunroom for relaxed mornings
- Stylish kitchen with quality appliances and a dedicated coffee station
- Versatile loft retreat with storage-ideal for teens, guests, or working from home
- Multiple carports accommodate up to five vehicles; workshop, veggie patch & more
- Moments to rail, elite schools, parks & boutique village shops

This is a forever home in every sense-brimming with character, scale, and lifestyle opportunity in an enviable setting.

Rates:

Water – \$170.90 per quarter approx.

Council – \$589.93 per quarter approx.

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