



### 1/31 Westbrook Avenue Wahroonga NSW

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Designed for over 55's ideal for relaxed living and alfresco entertaining, this Luxury Town Home features excellent flow to a private sun-drenched northerly aspected courtyard style garden.

Spacious (215M2) and brilliant flexible design. Vast living room and separate dining. Three generous bedrooms plus study. Main bedroom or Guest room on ground floor with own bathroom. Upstairs includes 2 bedrooms (main with en-suite) plus study.

Designer kitchen with granite bench tops and European appliances. Own laundry. Oversize lock-up garage with auto door and level internal access. Features polished timber floors, ducted reverse cycle air conditioning, alarm

**Type** : Townhouse  
**Building Size** : 215 sqm  
**View** : <https://www.luschwitz.com.au/4569698>



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[For full version visit the website](#)



**WAHROONGA**  
**31 WESTBROOK AVENUE**  
\*INTERNAL FLOOR AREA APPROX 163m<sup>2</sup>  
INCL GARAGE



UPPER FLOOR



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\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

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.