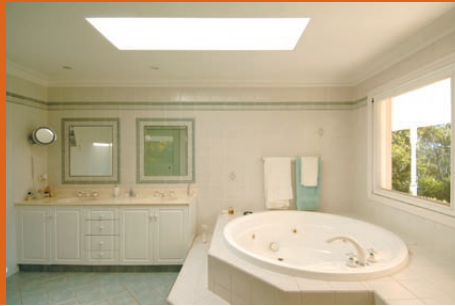


189 Tooronga Road, Terrey Hills
Thousand miles from care; minutes from everywhere...





In the words of the current owner, as you head up the meandering driveway and into the front courtyard/parking area framed by magnificent hedges, the privacy and tranquility are all encompassing, and you instantly realise that "you're home."

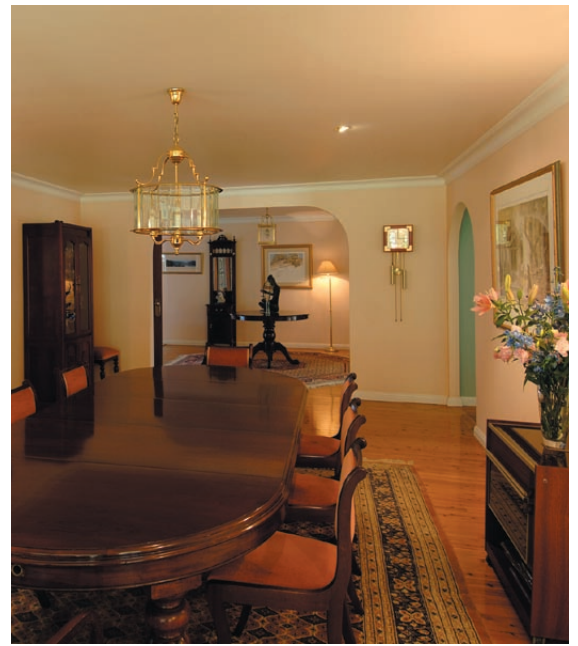
Discretely located on the bushland fringes, the single-level home's high-set position ensures gentle breezes, warming sunshine year-round, and absolute privacy, which is further enhanced by established hedgerows, sentinel-like gum trees and natural bush rock. Its configuration, design features, wrap-around verandahs, Colourbond roof and bush surrounds give this residence a real 'Australian Homestead' aura.

This is a sprawling semi-rural retreat in the heart of a strong community-minded area; one that feels a thousand miles from anywhere, but is actually around 25 minutes from the CBD, much less to the thriving commercial and retail hub of Chatswood, while Pittwater & the Northern Beaches are on the doorstep. Only 7 minutes from St Ives Shopping Village. 'Peace of Mind' is a 'state of mind' whether home or away – you feel safe, secure, relaxed.

It's a residence with plenty of warmth & character, where landscaped, easy-care gardens meet pristine bushland; indoor spaces flow seamlessly to verandahs, courtyards and terraces; and a flexible layout offers many different zones for living and entertaining.

At the heart of the home are the vast living & entertaining areas, leading from the formal entrance area. There's a charming, light-bathed music room; a superb formal dining room with ample space for a table to seat 12 or more; a timber-paneled and slate-floored family room with pot-bellied fire and sliding doors to the garden; large study area; and a delightful formal lounge with Cheminee Philippe slow combustion fireplace with well-placed vents distributing warmth throughout this part of the home. With full-length sliding doors opening to the wrap-around verandah & private garden on one side, & courtyard and pool terrace on the other, the lounge area is ideal when you're entertaining on a large scale. Adjoining the dining room is a modern, eat in kitchen with Corian benchtops, electric cooktop and oven, dishwasher and indoor bbq plates. A well-placed skylight enhances the natural light. And if you enjoy barbecues, there's a built-in bbq/spit just metres from the sun-drenched 12m-long inground pool, which is surrounded by lush, level lawns.

- App. 4 acre block (1.5ha)
- 5+ beds. 4.5 baths
- Vast formal & casual living & entertaining
- Landscaped gardens & courtyards
- Championship tennis court, pool + spa
- Full-size billiards/games room
- Huge rumpus/teenage retreat
- Dressage arena location
- Auto DLUG + workshop & storage
- 'Envirocycle' watering system





Regardless of the time of year, there's always something flowering in the meticulous gardens which surround the home. A bed of Iceberg roses at the front provides delicate scent & a ready supply of flowers for your vases, vibrant pink camellias around the wrap-around verandah at the front of the home, & an array of native, tropical and European flowers and plants strategically placed around the property.

There are two bedroom wings flanking the central living spaces. The parent's quarters feature a well-appointed master suite, complete with 'his and hers' walk-in robes, huge ensuite with spa, twin sinks & frameless glass shower. Doors open to an expansive verandah & the home's 'secret garden', a beautifully created grotto with fountain, rocky water feature & resident frogs (the sign of a healthy eco-system!). This wing also has a guest bedroom with ensuite & access to the verandah & garden; an air-conditioned wine cellar/cold room; and a billiards/games room.

In a separate wing are three large children's bedrooms, all with built-ins & garden outlook, main bathroom with bath & frameless glass shower, & internal laundry with built-in cupboards & 3-phase power for a dryer. This wing also features a large rumpus room/teenage retreat with built-in wardrobe, ensuite & storage room. The size of this room & the fact it has its own entrance leading from a sandstone-paved courtyard, mean it could be easily converted into a self-contained flat. Bring on the overseas guests!

Being in a renowned equestrian area, the home also has the potential to accommodate 2-3 horses – and, has done so in the past. There is a large grass area & full-sized dressage arena location. With some fences and a little work these could be easily restored to their previous use. If tennis is more your preference, there is also a Championship size, artificial grass court.

Terrey Hills is well known for its village-like atmosphere, boasts a bustling neighbourhood shopping area & cosmopolitan eateries, adjoins Ku-ring-gai & Garigal National Parks & is home to a golf course recognised as one of the leading championship courses in Australia – the Terrey Hills Golf & Country Club. It is also close to some of Sydney's leading schools, with Pittwater House providing a shuttle bus service from Terrey Hills to Collaroy, while private bus services connect with all Northern Beaches suburbs and train lines.

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