

44 Sydney Street, Artarmon, NSW 2064



House For Sale

Tuesday, 11 June 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 695 m2

Type: House



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Auction

Timelessly renovated, this freestanding family home rests on prime a 695.5sqm corner block within a picturesque family friendly pocket. United by polished timber floorboards and high ceilings, the perfect four-bedroom layout has been stylishly tailored to suit modern family life. Modernised just nine years ago, the open-plan living area centres around a stone encased kitchen island. Fitted with quality Bosch appliances, the kitchen connects the dining space, lounge room and outdoor room. Anchored by an outdoor kitchen and barbeque, the covered terrace overlooks the deep child friendly back yard with plenty of room for a swimming pool, (subject to council approval). Presenting four spacious bedrooms, two bedrooms connect to ensuites. Updated and showcasing floor to ceiling tiling, both bathrooms and modern and light filled with the two-way bathroom featuring a family friendly bathtub. Promising endless storage solutions, the combined laundry and mudroom is lined in storage and there is additional under house storage options perfect for cellaring. Enjoying a sunny east/west orientation overlooking neighbouring Marlow Street Reserve, discover the endless appeal of leafy lower north shore living. Close to leading private schools, the home is also zoned for popular Willoughby Public School and Willoughby Girls High School. Convenient to city transport links, express bus stops are a short walk away with train stations in easy reach.

- Enclosed entry foyer lined in handy storage
- Pendant lights define the living and dining
- Lounge room opening to covered outdoor living
- Plantation shutters dress the sliding back doors
- Three pendants above the social kitchen island
- Caesarstone tops the sleek kitchen joinery
- Bosch dishwasher and six burner gas cooktop
- Four bedrooms, built-in robes feature in three
- Master bedroom with fireplace and ensuite
- Two-way family bathroom off bedroom two
- Bed two adjoining a study with leafy outlook
- Two modern bathrooms, bath in family bathroom
- Protected terrace with outdoor kitchen and BBQ
- Child-friendly backyard, room with a pool (STCA)
- Combined laundry and mudroom lined ins storage
- Under-house storage and potential cellaring
- Ducted reverse-cycle air-conditioning system
- Bordered by a long driveway and double carport
- 700m to Willoughby Road shops and eateries
- Zoned for Willoughby Girls and Willoughby Public
- Quick commute to CBD by express bus or car
- Convenient to hospitals and shopping centres

* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, contact John McManus 0424 231 131.