

**57 Carter Street, Cammeray, NSW, 2062**

STONE

**House For Sale**

Wednesday, 23 October 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## CHARACTER WITH POTENTIAL IN PARKLAND PRECINCT

Full of picturesque charm and brimming with potential. This renovated full brick Californian bungalow combines original character and designer style for family living and entertaining with scope to extend or redevelop to maximise the potential of the 454sqm site and lifestyle location. Add an upper level (STCA) to create a substantial two-storey residence in this family-friendly precinct close to shops, eateries, schools and waterfront parkland. Or capitalise on the DA Approved architect-designed plans to develop two residences for home plus rental, investment or resale. Footsteps to local cafes, restaurants, City bus and Green Park, this dream opportunity is less than 1km walk to Cammeray village and 1 traffic light to the city. Buy in to a dress circle position in this tightly held suburb, build up & add value.

- Living/dining flows to entertaining terrace, steps to lawned garden
- 3 double bedrooms, Two with BIRs, master ensuite, study/ home office
- Stylish gas kitchen with stainless steel appliances & hutch to dining
- Fresh paint, high corniced ceilings, designer finishes, timber floors
- Tranquil leafy parkland outlook, luxury main bathroom, internal laundry
- Wide frontage with side access to double carport
- High side of divided road with potential for upper-level water views
- DA Approved plans for two 3-bedroom 2-bathroom duplexes
- Each residence with open living, court gardens & new twin garages
- Metres to Green Park, pre-school, City bus, local cafes & restaurants
- 500m to Tunk's Park sports fields, boat ramp & waterfront walking tracks
- Less than 1km to Primrose Park tennis courts, close to two golf courses
- 10 mins walk to village eateries & Cammeray Square shopping mall
- Cammeray Public and Cammeraygal High School catchment area
- Convenient to selective and private schools, sports & recreation
- Easy access to Lower North Shore business centres, hospitals & City