

**1/3 Wilson Street, Cammeray, NSW 2062**



**Townhouse For Sale**

Thursday, 1 February 2024

1/3 Wilson Street, Cammeray, NSW 2062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Anthony Cowie  
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## Auction

Delivering much more than meets the eye, this low-maintenance townhouse offers both a vast lower-level footprint and a private rooftop terrace capturing 360-degree views and filtered glimpses of the bright lights of North Sydney. Bordered by a wraparound courtyard, the entry forecourt links to the main alfresco entertaining space at the rear through a landscaped side passage. Opening up to the great outdoors at either end of the entry level, sliding glass doors enhance natural ventilation and cross breezes. Arrive home through the welcoming air-conditioned lounge room, the open-plan kitchen and dining space adjoin the barbeque terrace. Accommodation comprises of three bedrooms, the master bedroom adjoins a private ensuite bathroom. Low-maintenance with fabulous lock-up and level potential, there is internal access from the oversized double garage with workshop, adjoining laundry and sauna. Part of a sought-after Cammeray community neighbouring The Alchemist Espresso, pick up your morning coffee on the short walk to popular Cammeray Public School or to Miller Street buses. Privately set back from the street, discover vibrant eateries, parks and sporting facilities all just moments away from this superbly central yet picturesque cul-de-sac. - Timber floorboards in the air-conditioned lounge- Roller blinds dress the sliding doors to courtyard - Bi-fold doors open to BBQ courtyard from dining- Granite kitchen benchtops and a Miele dishwasher- Quality Smeg oven and a 5-burner gas cooktop- Built-ins robes and ceiling fans in all bedrooms- Three bedrooms, two with air-conditioning, master with WIR- Corner spa bath in the practical family bathroom- Mosaic tiling in the master ensuite, separate WC- Built-in bench seats with storage and water feature - Gas BBQ bayonet and low-maintenance gardens- Huge side-by-side double garage, internal access- Subfloor storage, separate laundry and sauna- WC on lower level, carpeted stairs, plantation shutters- Elevated garden bed outlining the rooftop terrace- Views from North Sydney to Northbridge from rooftop- Opposite The Alchemist Espresso, walk to bus stop- Close to top schools, 350m to Cammeray Public - 200m to Green Park, 550m to Tunks Park Playground- 10 minutes to CBD by car and 15 minutes by bus\* 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 [loanmarket.com.au/lower-north-shore](http://loanmarket.com.au/lower-north-shore)