

**1 Lytton Street, Cammeray, NSW 2062**



**House For Sale**

Thursday, 18 April 2024

1 Lytton Street, Cammeray, NSW 2062

**Bedrooms: 5**

**Bathrooms: 3**

**Area: 392 m2**

**Type: House**



Anthony Cowie  
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Mitchell Blenkhorn  
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## Auction

One of two Queen Anne Federation terraces lining historic Lytton Street, this magnificent offering presents the rare opportunity to restore, renovate and reimagine a landmark property less than five kilometres from the Sydney CBD. Offered for sale for the very first time, capitalise on the unbeatably central location, lofty proportions and the substantial five-bedroom footprint. Retaining its striking grandeur, arrive home to a tessellated tile veranda alongside nostalgic brick archways. Soaring ceilings are instantly impressive, plaster ceiling details feature in the wide entry. Formal lounge and dining rooms stem off the hallway linked to the everyday living at the rear. Warmed by a combustion fireplace, the family room and casual meals area step outside to the protected entertaining terrace and secure backyard. Topped by a selection of elegant bedrooms and an idyllic sunroom or home office, all bedrooms are appointed with ample built-in robes. Serviced by three bathrooms, there is endless potential to update and reconfigure to suit modern family life. With room for a swimming pool and the potential to incorporate off-street parking, (subject to council approval), secure a slice of this picturesque pocket on the border of convenient Cammeray and bustling North Sydney. Walk to absolutely everything; local primary schools, leading private schools, parklands, cafes and city bus stops are just footsteps from this enviable address. - Grand entry with lead lighting around the door - Ornate fireplaces in the formal living and dining - French doors open out from lounge to veranda - Dual access points in the banquet dining room - Expansive family room and casual dining space - Kitchen with gas cooking and Bosch dishwasher - Semi-open plan kitchen design, endless storage - Skylit staircase secured by timber balustrading - Three large bathrooms with floor-to-ceiling tiling - Sunroom/study opens off master and bed two - All five bedrooms with built-ins, hallway storage - Family-sized laundry with direct access outside - Two sets of sliding doors open to patio and lawn - High skirting boards, ceiling fans, rainwater tank - Under-stair storage and external storage options - Located within arm's reach of North Sydney Oval - 300m to Anzac Park Public school and reserve - Total convenience, metres to cafes and buses - Short walk to The Greens and St Leonards Park \* 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/>