

# 117 Ferry Road, Glebe, NSW 2037



## Sold House

Friday, 25 August 2023

117 Ferry Road, Glebe, NSW 2037

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Architecturally created for a premium waterfront experience, this unique property has been custom designed and finished with flair and creativity to offer a breathtaking home with uninterrupted views over Blackwattle Bay to the Anzac Bridge. It makes a statement in excellence and sophistication with flowing contemporary interiors and many high-quality bespoke inclusions throughout. Relax and entertain in easy luxury against a scenic harbour backdrop in this impeccably appointed state-of-the-art home. Interiors have been intuitively crafted from the finest fittings, and flow over three levels, featuring 301sqm (approx.) in/outdoor space and boat-filled views over the water. The home faces northeast and has been designed for effortless entertaining with a series of outdoor spaces that offer quiet privacy, including a wide bayside deck that flows seamlessly off the living space. If you love to entertain then you will appreciate the light-filled living space with Eco-smart Meth burning fireplace adds a warm sophistication to evenings on the sofa, as well as the superb chef's kitchen that comes complete with an island bench, high-end European appliances and excellent workspace. Upper-level bedrooms include a fabulous master suite with deluxe full bath ensuite and a harbour-view balcony, plus second bedroom and full bathroom. Downstairs features a guest bedroom with bathroom, and a bonus basement level home cinema/media room that's been fully fitted with a drinks fridge and built-in cabinetry. In addition to all this, the home comes complete with a double lock-up garage with plenty of extra room for storage, four Low maintenance gardens, ducted air-conditioning throughout and full security. Imagine the ultimate waterfront escape embracing position, space and design with a stunning backdrop of the harbour. This is an exceptional lifestyle opportunity within a few footsteps to foreshore walks around Blackwattle Bay, the public jetty where you can launch your kayak, or catch a water taxi into the city. Positioned right at the end of a boutique cul-de-sac, it's just around the corner from the upcoming Fish Market development and a short walk up to Glebe Point Road's café and dining scene. Total Lot Size: 301sqm (approx.) Council Rates: \$554 per quarter (approx.) Water Rates: \$246 per quarter (approx.) Strata Levies: \$4,161 per quarter (approx.)