

**11A Bray Street, North Sydney, NSW 2060**



**House For Sale**

Friday, 19 April 2024

11A Bray Street, North Sydney, NSW 2060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 238 m2**

**Type: House**



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## Contact Ben for more information

Infusing the captivating charm of its original c1910 architecture with modern design elements, this late Federation gem embraces a northern aspect, bathed in natural light showcasing its landscaped gardens. Remarkably unified in its stylistic approach, the hardwood timber floors are framed by timeless high skirting boards. Elegant shadow lines highlight the spacious dimensions, accompanied by an impressive collection of Italian chandeliers. The interiors seamlessly transition through two walls of stacker doors to a low-maintenance garden oasis. Tucked away in an idyllic urban enclave, discover the unmatched convenience of this quaint cul-de-sac setting. Footsteps from the heart of North Sydney and Kirribilli eateries, travel into the city in mere minutes by train, ferry, bus or car.

- Two sets of stacker doors in the living area connect inside to the garden
- Two outdoor living zones, open-air lounge and vine covered pergola dining
- Large custom made retractable awning, sandstone water feature and woodfire pizza oven
- Chic shaker kitchen with Caesarstone benchtops and 90cm 6 burner Smeg gas cooker
- Chandelier lit entertainer's island bench with two-sided storage and seating
- Kitchen also features a dishwasher, large pantry and antique tile splashback
- Relaxing master suite with balcony, built-ins, walk-in robe and luxe ensuite
- Ensuite finished in marble and limestone, and recently renovated second bathroom
- Block out blinds in all three bedrooms, streamlined built-ins in bedroom two
- Stylish laundry with sink, stone sink and brass tapware in the powder room
- Double car space, cleverly concealed exterior storage and garden shed
- Towering pivot door and a kitchenette in the front room with fridge & dishwasher
- Stain-proof carpet on the stairs and upper level, masses of roofline storage
- Keypad, fingerprint or swipe card access and newly painted iron security gate
- 2 zoned ducted air-conditioning, ceiling fans throughout

• Less than 300m into North Sydney with its shops, bars, train station and the new Metro

- 270m to Neutral Bay eateries opposite Anderson Park and Warringa Park
- 950m walk to Kirribilli's café culture, 700m to Milson Park and waterfront\*

\* 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. Our recommended loan broker: <https://www.loanmarket.com.au/matt-clayton> For more information or to arrange an inspection, please contact Ben Markos 0419 018 500 or David Gillan 0411 255 914.