

**124 Artarmon Road, Artarmon, NSW 2064**



**House For Sale**

Saturday, 2 March 2024

124 Artarmon Road, Artarmon, NSW 2064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



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## Auction

Holding a gracious freestanding frontage upon a deep 645sqm landholding, this pretty Californian Bungalow offers comfortable family living now with endless promise for the future. Retaining much of its nostalgic charm, high patterned ceilings are complemented by polished timber floorboards and an idyllic window seat in the central living room. Outlined by a versatile sunroom, two walls of windows bring the leafy setting inward while looking out toward the backyard. The functional kitchen also overlooks the secure child friendly lawn and is equipped with gas cooking and a breakfast bar. Defined by a traditional pendant light, the dining room sits in between the kitchen and lounge room. Accommodation comprises of three bedrooms, the two spacious front bedrooms feature charming bay windows. The bathroom layout features a family friendly bathtub and the large laundry room is tucked away on the lower-level alongside a workshop or cellar and extensive subfloor storage options. Presenting as an exciting entry point into the competitive lower north shore housing market, capitalise on the picturesque streetscape, generous land size and proximity to Artarmon Station. Walk to cafes in less than 350m and enjoy easy access to leading schools, shopping hubs and the city centre.

- Classic pendant lights in all bedrooms as well as dining/living room
- Panelling and shelving in the versatile sunroom
- Dual aspect kitchen, window above the sink
- Gas cooking and retro style breakfast bar
- Three relaxing bedrooms, one with built-in robes
- Ample internal storage throughout the home
- Timber floorboards and original walnut joinery
- High patterned ceilings and charming dado rails
- Lock-up garage at the end of long driveway
- Barbeque patio alongside the lock-up garage
- Secure backyard with vast landscaping potential
- Workshop or wine cellar, endless sub floor storage
- 350m to train station and local shopping hub
- 750m to Artarmon Reserve and Artarmon Public School
- Catchment area for Willoughby Girls High School
- Quick commute to the CBD by train, bus or car\*

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/> For more information or to arrange an inspection, contact John McManus 0424 231 131.