

**13 Richmond Avenue, Cremorne, NSW 2090**



**House For Sale**

Friday, 16 February 2024

13 Richmond Avenue, Cremorne, NSW 2090

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michael Lyons

0283220744

## Auction

Secluded from the road amid beautiful established gardens, this refreshed dual level home embraces sweeping elevated valley views and light and airy interiors forging a close connection to the outdoors. Blending modern comfort with family-functionality, it features a considered layout created to adapt to a family's changing needs, with generous open plan living/dining areas and fabulous alfresco settings with plenty of space to relax, play and entertain. Part of a community-minded neighbourhood with Primrose Park at the end of the street, it is in the catchment for Middle Harbour Public School and close to shops, cafés and city buses.

- Wonderfully flexible layout with open living/dining, lower family room
- Gourmet stone kitchen, Bosch gas appliances, integrated dishwasher
- Huge wraparound entertainers' terrace and private level backyard
- Well-proportioned bedrooms with built-in wardrobes and ceiling fans
- Upper-level main bedroom and all living areas with split-cycle a/c
- Main bedroom with walk-in wardrobe and stylish fully tiled ensuite
- Full-sized main bathroom, multi-purpose room, carport and car space

Catchment for Middle Harbour Public School, close to private schools

Walk to Primrose Park, shopping village, popular cafés, city buses