

**16 Edward Street, Willoughby, NSW 2068**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 524 m2**

**Type: House**



Brooke Listberger  
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## Contact agent

This sun-drenched home melds classic California bungalow beauty and peerless build integrity with an exemplary contemporary re-design that optimises every aspect of its family-friendly footprint. In a secluded, premier Lower North Shore precinct it's encircled by exceptional lifestyle advantages including proximity to leading schools, a short walk to cafes and restaurants plus swift CBD and Chatswood access. High ceilings with original artisan motifs float above expanses of lustrous blackbutt timber. Floor-to-ceiling concertina glass doors make way for a sandstone terrace crowned by private lawns and a sapphire blue pool. This fusion of living areas encircled by low-maintenance gardens creates a serene and secure setting for children to play and stylish areas for parents to entertain or simply relax in the sun. The craftsmanship inherent in the original home plus the superb enhancements and meticulous care invested in it have created a uniquely beautiful residence. The bedrooms are both spacious and serene, discreetly separated from the open living areas while the floorplan offers the scope to tailor areas for everyone to call their own. It's embedded with the features that underscore optimal everyday living while its flawless, light decor offers the canvas to add a family's distinct identity and style. Features • Seamless indoor outdoor living, ideal secure kids' play areas & alfresco dining • Spacious gourmet kitchen, stone breakfast bar, 11ve oven, prestige fittings • Large main bedroom with adjoining office, sunroom or lounge, bespoke built-ins • Double bedrooms feature leadlight & bay windows one with fireplace, one with built-ins • 2 sunlit designer bathrooms & large fully appointed laundry, ample integrated storage and large attic with attic ladder • Sandstone alfresco patio includes large retractable awning • Heated pool plus a secluded sundeck wrapped in glass balustrades • Reverse cycle air conditioning, gas heating and open fireplaces & bespoke plantation shutters • Carport & secure entrance set in low-maintenance gardens • Catchment for Willoughby Girls High, close to Willoughby Public, in reach of leading private schools • Just 260 metres to cafes, providores & shopping, CBD express buses • Swift M1 access, 2 traffic lights to the CBD, minutes to Crows Nest, St Leonards & Chatswood\* 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. Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks; he works for you. Call Matt on 0414 877 333 or visit [loanmarket.com.au/lower-north-shore](http://loanmarket.com.au/lower-north-shore) For more information or to arrange an inspection, please contact John McManus on 0425 231 131.