

**176 Glebe Point Road, Glebe, NSW 2037**



**House For Sale**

Tuesday, 11 June 2024

176 Glebe Point Road, Glebe, NSW 2037

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 152 m2**

**Type: House**



Matthew Carvalho  
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George Pavlidis  
0406167738

## Auction

Holding a significant place in one of Glebe's finest terrace rows, this Victorian beauty stands tall in the best spot in the village. Built c1900 as part of the Benledi Estate, the wide-fronted terrace makes an elegant addition to the streetscape with its ornate facade and quintessential good looks but it's the contemporary rear that makes the home such a great place to live. This three-bedroom home has made an illuminating move into a brighter, more inclusive way of living without shedding its beautiful heritage facade. The traditional front retains its period splendour with 3.2m ceilings elevating the sense of space and marble fireplaces anchoring the rooms while a contemporary extension opens out to a landscaped backyard that's sunny by day and magic by night. Entertain alfresco in your private garden haven or wander up to the Valhalla Grind and Toxteth Hotel or down to Blackwattle Bay Park and Jubilee Park Playground. Just a short trip into the city, this highly walkable lifestyle is only 200m from the light rail. It's an easy stroll to RPA, Sydney University, or the foreshore trail leading to the soon-to-open new Sydney Fish Market and dining hub.

- A timeless beauty with elegant filigree lacework façade
- Grand proportions, 3.2m ceilings, twin marble fireplaces
- 3 upstairs bedrooms plus a fully lined 25sqm approx attic
- King-sized main bed with a fireplace, built-ins and balcony
- Elegant living and dining rooms, open sightline to the garden
- Caesarstone gas kitchen in Noble Grey, Bosch appliances
- Breakfast bar, Shaker joinery, Spanish subway tile splashback
- Family/casual living room with bi-folds out to the courtyard
- Grey limestone flooring indoors and out, Centor flyscreen
- Magnolia-framed courtyard designed by Forge Landscaping
- Neolith barbecue and drinks fridges, auto irrigation system
- Fresh family bathroom, powder room and internal laundry
- Ducted air upstairs, split system and gas heating downstairs
- Secure side access to Hereford Street and rear lane access
- Stroll to cafes and restaurants, 350m to Glebe Tennis Courts

• Rates: Water \$185pq, Council \$481pq (All approx.) Contact Matthew Carvalho 0404 006 744 George Pavlidis 0406 167 738 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))