

**19 Boyce Street, Glebe, NSW 2037**



**House For Sale**

Tuesday, 30 January 2024

19 Boyce Street, Glebe, NSW 2037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 190 m2**

**Type: House**



Matthew Carvalho

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George Pavlidis

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## Auction

An inspired redesign has transformed this two storey terrace into a unique retreat, optimising on privacy and fluid indoor/outdoor living. Set in the exclusive Toxteth Estate, light-filled interiors merge seamlessly with impeccably manicured grounds. Enveloped by the charm of one of Glebe's most distinguished streets, this residence offers the luxury of being just a leisurely stroll away from the cosmopolitan cafes that define the vibrant village atmosphere of Glebe. The home itself exudes a sense of grandeur, featuring generously proportioned separate formal living and dining spaces, creating an ideal setting for both entertaining and relaxation.- On the northern side of one of Glebe's finest streets- Stroll to the cosmopolitan cafes of Glebe's vibrant village- Generously proportioned separate formal living and dining- Light filled casual lounge flows to private paved courtyard- Beautifully landscaped front and private rear gardens- Open plan marble kitchen with stainless steel appliances- Two travertine finished, designer bathrooms w/ bathtub- Soaring ceilings, original period detail and charm throughout- Generous master bedroom and deep balcony with leafy outlook- Prized corner position, sought-after North to rear aspect- Gas fireplaces, air conditioning, secure off street parking- Potential to extend into attic for storage, study or bedroom- Walk to Tramsheds shopping and dining precinct - Valuable off-street parking via rear lane access- Close to Syd Uni, UTS, RPA hospital and local schools- Walk to Bus & lightrail, foreshore parks and recreation- Rates: Water \$199pq, Council \$716pq (Both approx.)Contact Matthew Carvalho 0404 006 744 George Pavlidis 0406 167 738Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))