

22 Hambly Street, Botany, NSW 2019

Sold House

Friday, 26 January 2024

22 Hambly Street, Botany, NSW 2019

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



Billy Couldwell
0416713721



Ben Thompson
0430270267

Contact agent

Occupying an enviable position in a premier, park side locale, this beautiful home is a graceful representation of what can be achieved when merging classic features with modern luxury. A sense of grandeur pervades upon entry, the high ceilings provide scale and the picture rails, stained glass & stencilled walls hark back to the original home. The north to rear yard is peaceful and private, made for alfresco dining and further entertaining, and the addition of the studio adds versatility to the home as a rumpus, home office or second lounge. A true lifestyle location you are moments from cafes, restaurants, schools, parks and bus transport in all directions.- 330sqm perfect north to rear block with established yard & gardens- High quality full brick home fully rebuilt with timeless reno & extension- Modern kitchen with plentiful storage, island bench and breakfast bar - Seamless flow to the outdoors embraces light & indoor/ outdoor living- Bathrooms feature heated flooring/ towel rails. Main with bathtub- Ornate features include high ceilings, stained glass & pressed metal walls- Versatile garden studio with polished concrete floors and built-ins- Freshly sanded floorboards, ducted air-conditioning, full laundry room - Attic storage with pull-down stairs, potential to add second level (STCA)- Sealed concrete drive & side path. Storeroom with automatic roller door- Green friendly water tank feeds back into the garden, laundry and toilets- Matching carport with 2 car driveway. Lovely landscaped front yard- Walking distance to Botannix Cafe and Garnet Jackson Reserve- Banksmeadow PS and St Bernards Catholic School less than 1km awayBilly Couldwell 0416713721 billy@ngfarah.com.auBen Thompson 0430270267 ben@ngfarah.com.auDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.