

22 Nelson Street, Annandale, NSW 2038



Sold House

Friday, 8 September 2023

22 Nelson Street, Annandale, NSW 2038

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 420 m2

Type: House



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\$5,650,000

Salvaged treasures are brought to life in this reimagined warehouse with a dramatic soaring sawtooth roofline that's open to the sky and 7m sandblasted brick walls creating a sense of sanctuary that's rare to find so close to the city. An award-winning design by Sam Crawford Architects is informed by the former automotive workshop's industrial past yet magnificently modern with an uplifting sense of light, space and privacy. Every detail has been custom crafted to stand the test of time while an imaginative layout features spaces to live, work, play and seek retreat. This warehouse wonder is equal parts urban haven and the ultimate party and creative space with 420sqm of indoor/outdoor living space and internal access to a double lock-up garage. A lush internal courtyard and leafy outlooks through huge banks of warehouse windows create a feeling of wellbeing while ducted air, hydronic floor heating and automated external louvers ensure optimal comfort all year round. An ever-changing interplay of light creates a welcoming ambiance by day while custom lighting schemes transform the space by night.- Sam Crawford Architects- Private corner block with a leafy outlook, dual street frontage- 2016 Master Builders Association NSW Award for adaptive reuse- Robust palette of materials, an inspired fusion of old and new - Lush internal garden with integrated barbecue open to the sky - Large bedrooms, 3 on the upper level with custom built-ins - Enormous primary suite with a dressing room and ensuite - Huge open living, polished concrete floors, hydronic heating- Sandblasted brick walls, Chimenees Philippe wood-burning fire - Custom island kitchen, European appliances, hideaway study- Studio/4th bed with cocktail bar, mezzanine home office/living- 3 designer bathrooms, guest powder room, internal laundry - Glass-roofed wine cellar, custom marine ply joinery/storage - Ducted air, solar power, exposed beams, steel-framed windows- Tandem double lock-up garage with easy level internal access - 250m to Annandale Public School, 600m to Camperdown Park- Rates: Water \$266pq, Council \$639pq (Both approx.)Contact Matthew Carvalho 0404 006 744George Pavlidis 0406 167 738Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)