

# 23 Griffin Place, Glebe, NSW 2037

## House For Sale

Tuesday, 11 June 2024

23 Griffin Place, Glebe, NSW 2037

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 288 m2

Type: House



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## Auction

Living in Sydney is at its absolute finest when it is located right on the waterfront and commands elevated views across the bay to the city. This original but well-presented multi-level residence combines this with a bright and spacious design to deliver a potential-packed, low-maintenance home in the highly regarded Shore Terraces bayfront community. The property also holds excellent scope to further upgrade or renovate and create a truly spectacular harborfront residence. The interiors are neat and tidy throughout, with timber floors and a generous layout boasting an open living space that faces north-east over Blackwattle Bay. The bayside deck is the perfect space to entertain while enjoying the sensational outlook, plus there's a private landscaped courtyard at the rear. At the heart of this home is the functional kitchen that has an integrated gas cooktop, plus there is a downstairs guest bedroom with adjoining bathroom and internal laundry. Upstairs, there are two more bedrooms and a study, including a master that has an ensuite and private balcony with captivating views. Other notable features include internal access to a basement double lock-up garage with huge storage space and a downstairs storeroom with mezzanine level. This superbly positioned residence is ready to be lived in yet holds many possibilities to capitalise on such a dress circle location. This premium waterfront complex has every amenity at your fingertips, with Blackwattle Bay parklands at the doorstep, cycleways and foreshore walks, as well as Glebe Point Road cafés and Sydney Fish Markets within a stroll. It offers a lifestyle of perfect convenience, less than 4 km from the CBD. Property highlights:- Beautiful views stretch across Blackwattle Bay through to the city- A versatile layout with a generous open living area on the lower level- An ideal northerly aspect ensures excellent natural light throughout- Easy access to a sunlit, north-facing BBQ deck and entertainment area- Three bedrooms include a master with balcony and an extra study - Basement level double garage with huge storage and internal access- Private landscaped courtyard, downstairs storeroom with mezzanine- Directly on the waterfront, footsteps lead to parklands and foreshore walks- Excellent potential to add value through creative renovation or redesign Total Lot Size: 288 sq m (approx.) Council Rates: \$554 per quarter (approx.) Water Rates: \$216 per quarter (approx.) Strata Levies: \$3,216 per quarter (approx.)