

**24 Ben Boyd Road, Neutral Bay, NSW 2089**



**House For Sale**

Friday, 24 May 2024

24 Ben Boyd Road, Neutral Bay, NSW 2089

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Benoit Guittonneau  
0416514010



Lewis Adams  
0413572441

## Auction - Contact Agent

From its character facade to light-filled modern living spaces and leafy outdoor areas, this generous home exceeds expectations by showcasing a spacious and practical floorplan. Conveniently located within easy reach of Neutral Bay's village and lifestyle attractions, cafes, highly regarded Neutral Bay Public School, Hayes Street ferry and beach + North Sydney/ Milsons Point Station. Ideal for Downsizers, Young families, Executive couples and investors alike!

**Accommodation:**

- Open-plan living/dining area connecting seamlessly to a large deck and private backyard ideal for entertaining
- Formal lounge room with gas fireplace and custom-made joinery
- Oversized kitchen with marble bench, gas cooking and dishwasher
- Dining area bathed in natural light with near new custom-made joinery
- 3 generous bedrooms with ample storage, two with near new floor-to-ceiling wardrobes
- Oversized Master bedroom circa 16sqm with chic ensuite
- Main bathroom fully renovated to a high standard with a combined bath/shower and heated towel rails

**Features:**

- Lovely rear courtyard and deck area bathed in natural light
- Period features including polished floorboards, high ceilings and picture rails
- Internal laundry with ample storage, ducted air conditioning throughout
- Off-street parking for 1 car access via remote control gate
- Ample attic storage accessed by a pulldown ladder
- Beautiful street presence, slate roof and tessellated tile front porch\*

All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, contact Benoit Guittonneau on 0416 514 010 or Lewis Adams on 0413 572 441.