

**27 Bartlett Street, Summer Hill, NSW 2130**

**HARRIS TRIPP**

**Sold House**

Thursday, 4 April 2024

27 Bartlett Street, Summer Hill, NSW 2130

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 247 m2**

**Type: House**



Sharon Skrabanich  
0287524500

**\$2,845,000**

This deceptively spacious freestanding home hits the sweet spot in sought-after Summer Hill. A contemporary open plan extension blends with traditional architectural features casting all rooms in north easterly light. Flowing over two levels with a parents' retreat upstairs, this quality home provides three bedrooms, two living areas and two bathrooms. The open plan living area leads through French doors to a leafy garden where a Crepe Myrtle tree provides both stunning autumn colour and summer shade. The designer kitchen has abundant storage and European appliances. The home is beautifully presented with quality finishes. This premium and rare location provides three schools in easy walking distance - Summer Hill Primary School, St Patricks and Trinity. With easy street parking, leave the car and walk a mere 10 minutes to village shops, train station, bus and light rail. - Quiet street setting walking distance to village and school- Timber floors, high ceilings and original fireplace - Designer kitchen with European appliances- Downstairs two large bedrooms with original features- Main bathroom downstairs with deep bath, separate toilet and laundry- Upstairs parents' retreat with master bedroom, en suite, walk in robe- Separate and versatile second living area suitable for office or casual living- Large attic space storage with pull down ladder- Reverse cycle airconditioning, abundant storage- French doors open to leafy garden with quaint storage shed- Plumbed gas barbecue for easy entertaining- Instant gas hot water system Land size: 247sqm approx. Council Rates: \$1,880 per annum approx. Water Rates: \$800 per annum approx.