

**3/8-10 Amherst Street, Cammeray, NSW 2062**



**Townhouse For Sale**

Friday, 2 February 2024

3/8-10 Amherst Street, Cammeray, NSW 2062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Ben Markos  
0419018500

## **Auction 29th of February**

Only footsteps from the heart of cosmopolitan Cammeray and peacefully tucked away within a small collection of 11 townhouses, this stylishly updated two storey residence seamlessly opens out to its very own private garden oasis. Striking oak floorboards ground the entry level establishing a sense of cohesion and underlying sophistication throughout. Interconnecting living and dining rooms both step out to the great outdoors through sliding glass doors dressed in streamlined roller blinds. Personalised by striking tonal splashback tiling, the renovated galley style kitchen features engineered stone benchtops, an inset five burner gas cooktop, Smeg oven and dishwasher. Combining sleek overhead cabinetry, internal double drawers, open timber shelving, and a spacious pantry and laundry - the kitchen layout delivers impressive storage solutions. Topped by two carpeted bedrooms, each bedroom features built-in robes and oversized windows. An extra guest powder room services the home downstairs and upstairs a modern bathroom layout welcomes natural light and boasts a separate bathtub to a walk-in shower. Set opposite the retail precinct of Cammeray Square, which boasts a Harris Farm, Hudson Meats - enjoy cosmopolitan convenience at its very best with an array of eateries, shops and direct to city centre bus stops placed literally footsteps away. To be sold with secure basement level car parking, drive into North Sydney CBD in around three minutes with the city centre just a single set of traffic lights away.

- Paved dining patio and established gardens
- Air-conditioned interconnecting living and dining
- Galley style kitchen featuring ample bench space
- Smeg gas cooktop and oven, integrated dishwasher
- Mirrored built-ins and ceiling fan in Master bedroom
- Quality bathroom with bath and walk-in shower
- Bathroom vanity and shaving cabinet storage
- Guest powder room servicing the living level
- Walk-in laundry with built-in storage and full sink
- Space for a functional study nook, intercom
- Secure basement level parking for one car
- Metres to cafes, Harris Farm and medical centre
- Footsteps from city buses, mere minutes to CBD
- Handy to golf courses, close to waterfront parks
- Close to Anzac Park and Cammeray Public Schools

For more information or to arrange an inspection, please contact Ben Markos 0419 018 500 or Claire Stulajter 0466 914 284