

**32 Garling Street, Lane Cove West, NSW 2066**

VERNON PARTNERS

**House For Sale**

Wednesday, 3 April 2024

32 Garling Street, Lane Cove West, NSW 2066

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Manton  
0407638655



Adam Vernon  
0430824123

## **Auction Guide \$3,475,000**

After undergoing a complete rebuild in 2001, this north facing architect designed home delivers a substantial yet flexible design. Sitting on a generous 802sqm block, the property not only gives families the luxury of space but also features multiple, separate living areas with a total interior of 250sqm provided over a single level. The home is full double brick throughout, with rendered internal walls. Although meticulously maintained by its current owners and perfect to move in as it is, there is scope to further personalise and update with minimum fuss or expense. Highlights include four oversized bedrooms with generous storage, the master suite featuring a dressing room and ensuite. There's a contemporary modern kitchen with walk-in pantry, a low maintenance garden and courtyard with an outdoor area at the rear that's perfect for parties, BBQ's or a quiet drink at the end of the day. To complete, finishes include high ceilings, stylish cornices and architraves and there's full air conditioning, solar panels and a double carport. Situated in a peaceful setting at the end of the street, this is the ideal family home. Only a short walk to City and Macquarie buses and the local primary school, set in a quiet and private area of Lane Cove.