## 35 Eton Road, Lindfield, NSW 2070 House For Sale



Thursday, 1 February 2024

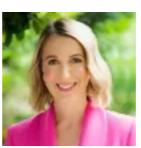
35 Eton Road, Lindfield, NSW 2070

Bedrooms: 5 Bathrooms: 3



Jessica Cao 0272270030

Parkings: 2



Lisa Davies 0272270030

Type: House

## **Auction**

Gracing a northerly to rear in a premier setting, early 1900's 'Camellia' is a sublime home resonant with history, character and beauty. Steeped in charm, it has been masterfully extended at the rear, flawlessly merging the old with the new.Offering outstanding scale over a predominately single level, the front of the home exudes timeless allure. It welcomes through the traditional covered front porch into a well-designed floorplan with a spacious lounge and generous bedroom. Contemporary design comes into its own with a sweeping living and dining under a vaulted ceiling, a deluxe kitchen and a bi-fold wall that opens to the terrace. The immense upper level retreat presents multiple options as a large bedroom suite with study area or a great breakaway area for the kids. The home includes a luxury master, surround sound speakers inside and out, reverse cycle a/c, level lawn at the rear and delightful gardens. Stroll to the village hub, Lindfield Station, bus services, parks and sought after Lindfield Learning Village. Accommodation Features: \* Architecturally designed by Playoust Churcher\* Charming full brick bungalow that has been extended\* Timber floors, high ceilings, leadlight, spacious lounge\* Light drenched open plan living and dining, vaulted and coffered ceiling, Jetmaster fireplace, surround sound speakers\* Caesar stone kitchen, Miele appliances\* Gas cooktop/oven, breakfast bench, internal laundry/storage\* Miele washing machine and dryer \* 504 bottle wine cellar plus further capacity\* Wall of bi-folds opens to the rear terrace, 3rd bathroom with external and internal access? Five generous bedrooms all with robes, private master with built-in and walk-in robes and a luxury ensuite\* Versatile large retreat/6th bed, in-roof storage, a/cExternal Features: \* Quiet exceptionally well-located setting\* North to rear level block, established gardens\* Deep and large covered front verandah\* Substantial rear covered alfresco terrace with surround sound speakers\* Fenced and private child and pet friendly lawns at the rear\* Sandstone foundations\* Garden shed, easily accessible double carportLocation Benefits:\* 400m to the 565 bus services to Chatswood and Macquarie and the school bus to Lindfield Learning Village\* 550m to Little Amigos Lindfield Early Learning Centre\* 750m to Lindfield Learning Village\* 800m to Edenborough Park\* 1.1km to Roseville Cinema\* 1.2km to Lindfield station\* 1.3m to Roseville village and station\* 1.4km to the village shops, eateries Cao 0466 877 260Lisa Davies 0424 001 511Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.