

38 The Battlement, Castlecrag, NSW 2068



House For Sale

Friday, 1 March 2024

38 The Battlement, Castlecrag, NSW 2068

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 752 m2

Type: House



Stewart Gordon
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Auction - Contact Agent

This outstanding family home is located in one of Castlecrag's most sought after streets and is only a short stroll to the village shops, cafes and public transport. Positioned on 752 sqm of level manicured lawns and established gardens with a perfect sun drenched north to rear aspect, this rare home has been designed to maximise space and capture the natural flow of both air and light throughout. Offering separate and equally spacious informal and formal areas, the formal lounge room offers a cosy gas fireplace and flows out to a spacious balcony overlooking a leafy garden. The north facing informal living seamlessly flows out to a sun-drenched terrace and heated pool area offering a relaxing view of manicured lawns and established gardens. The family and dining space displays a spectacular cathedral ceiling alive with natural light, enhanced by an adjoining glass roof conservatory with built in seating and storage drawers. Perfect for entertaining, the pool terrace offers an alfresco dining area under a Jasmin shaded pergola adjoining an outdoor lounge area with built in gas BBQ. Ideal for alfresco dining, the family living interiors seamlessly flows to the private yet expansive entertaining terrace awash in northern light overlooking the heated in-ground saltwater pool. Promising future flexibility to adapt to growing families ever changing needs, the accommodation comprises five-bedrooms, all with built-in wardrobes. The spacious master bedroom includes a walk-in robe, ensuite with bath and French doors opening to a sun-lit balcony. The lower-level bedrooms are versatile as extra living areas, home offices or teenage retreat with the 4th bedroom/rumpus opening to garden terrace and water feature. Serviced by three quality bathrooms, other items of appeal include extensive storage, a large attic, air-conditioned family area, new wool carpets and a double lock up garage with internal access and additional off-street parking for guests. Discover the tranquil beauty of nearby walking trails around Sugarloaf Bay and down toward Middle Harbour along with numerous bushland reserves. Blissfully secluded yet just minutes from vibrant Castlecrag village and approximately 15 minutes to Sydney's CBD. • All Miele stainless steel appliances including a 90cm gas cooktop • Kitchen window splashback framing the garden • Gas fireplace • Expansive north facing family room and dining with cathedral ceiling • Large ensuite with underfloor heating • Family bathroom with skylight and bath • Built-in robes in all bedrooms and walk-in robe in master. • Convenient study nooks • 3.6m x 2.4m attic storage • Double lock up garage with internal access and additional off-street parking for guests • Solar heated swimming pool with new salt chlorinator • Garden lighting, built-in natural gas BBQ and watering system • Established gardens • Rainwater tank, 2 hot water systems • Close to village shops, cafes and public transport