

**39 Blues Point Road, McMahons Point, NSW 2060**



**House For Sale**

Thursday, 16 May 2024

39 Blues Point Road, McMahons Point, NSW 2060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 386 m2**

**Type: House**



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## Contact David

Combining grandstand views, an idyllic garden aspect and a rare dual street frontage, this majestic freestanding terrace stands tall toward the boat studded waters of Berrys Bay within cosmopolitan harbourside McMahons Point. Arrive home via garaging and a carport from Middle Street into a European inspired courtyard with a series of elegant French doors connecting outside to the grand interiors. Capturing sweeping panoramas through the harbour and across to the Anzac Bridge, Walsh Bay and Barangaroo, views are maximised upon the scenic balconies extending each level. Retaining much of its innate c1907 beauty, soaring ceilings and intricate detailing continue throughout. The formal dining and living spaces are connected by a forever glamorous archway and are warmed by a gracious fireplace. Upstairs rests the three bedrooms and a family friendly bathroom with views. The spectacular master bedroom layout showcases a private lounge opening to the balcony, iconic views, built-in robes and a second balcony overlooking the leafy courtyard. Elevated above two more lock-up garages upon Blues Point Road, sandstone steps meander past formal gardens to a versatile subfloor. Encased in sandstone, there is cellaring, endless storage and potential to expand the existing floor area by creating an additional lower-level living space, guest accommodation or home office, (subject to council approval). A long-term home of over 43 years, experience the unsurpassed convenience of this prestigious peninsula setting and explore the surrounding postcard beauty upon nearby harbourside walking trails. Positioned less than 200 metres from world famous Sydney Harbour, the McMahons Point Ferry Wharf is only 350m from this enviable address. Travel into the city centre in less than 10 minutes by ferry, train, or bus; walk into the North Sydney CBD passing the vibrant café scene further up on Blues Point Road.

- Views from inside and out, romantic balconies
- Gracious entry, high ceilings and lead lighting
- Elegant formal dining room opening to garden
- Archway linking the dining and double lounge
- Grand living spaces warmed by a fireplace
- Country style panelling in the eat-in kitchen
- Ceramic butlers style sink and Bosch dishwasher
- Nostalgic Ilve oven and five burner gas cooktop
- Vast master suite with lounge, terraces and views
- Master opening to two balconies, large built-ins
- Bedroom two with built-ins and a garden aspect
- Harbour views from versatile third bed or study
- Concealed appliances in the laundry/2nd bathroom
- Traditional updates in the bathroom, superb views
- Panelled ceilings, external blinds, hallway storage
- Ornate cornicing, high skirting boards, gas outlet
- Under stair storage, subfloor storage and cellaring
- Manicured lawn, Buxus hedging and water feature
- Mere minutes to waterfront and ferry by foot
- 260m to local eateries, footsteps to city buses
- Close to top schools, less than 10 minutes to CBD\*

All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. For more information or to arrange an inspection, please contact David Gillan 0411 255 914 or Geoff Smith 0418 643 923 .