

**43 Abbott Street, Cammeray, NSW 2062**



**Sold House**

Thursday, 12 October 2023

43 Abbott Street, Cammeray, NSW 2062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 229 m2**

**Type: House**



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Secured behind a sophisticated frontage, 'Lila' (1910) has been masterfully renovated to celebrate both its Federation heritage and the best of modern-day architectural innovation. Designed by leading architect Eva-Marie Prineas of Studio Prineas, the home has been applauded for its design prowess across multiple architectural and interior design publications, with the renovation focusing on maximising light, floor area and liveability. Highlighting the transition from old to new through a spectacular glazed internal garden, an abundance and strategic use of glass sustainably warms and lightens the spacious everyday living areas. Northern winter sun streams into the family room through an elevated window whilst oversized 2.6m stacker doors welcome the outside and cross-breeze in. The perfect host for family gatherings, the central dining room is large enough to seat 10 comfortably and is heated by a sympathetically restored wood burning fireplace. Heated tiles unite the family room and custom kitchen, the kitchen is equipped with an integrated refrigerator, brand new semi-integrated Miele dishwasher, Ilve gas cooktop and a brand new 800mm Ilve oven. Incorporating endless storage solutions throughout, a wall of joinery conceals appliances, cabinetry and an oversized laundry with folding bench, drying rail and sink. Respectfully retaining much of original charm of the early 1900s, ceiling roses, an ornate archway, pull lights and decorative fireplaces all feature in the front section of the home. Crowned by a whole floor master suite, the top floor also provides for a dedicated work-from-home space. Enviously positioned within a leafy yet supremely central Cammeray pocket, take a leisurely stroll up to nearby Miller Street cafes and travel into the city centre in a matter of minutes. - Dark polished timber floorboards elegantly ground the fresh interiors - Long hallway opens to reveal open plan living and a garden utopia - Sleek Caesarstone kitchen with European appliances and vast storage - Television niche cleverly concealed, integrated surround sound system - Look out to a wall of Bamboo from the light-filled open plan living - Retractable awning protects the low-maintenance entertaining courtyard - A wall of bespoke joinery provides impressive storage upon the staircase - Upstairs study alongside the master, built-ins opening to roofline storage - Window seat with storage in bedroom two, built-in robes in all bedrooms - Air-conditioning, refurbished plantation shutters and streamlined louvre windows - Calacatta marble accents and heated towel rails - Family bathroom walk-in shower, full bathtub and head height storage - Picture rails, pull lights, ceiling roses, fireplaces, high skirting boards - Traditional pendant lights, under-stair storage and gas bayonets - Landscaped gardens contrast beautifully against the refined exterior - Tessellated tiling and romantic fretwork on the classic front veranda - Secure single carport, with huge roof storage space - New video intercom with remote automation - 150m to Norths Cammeray, 170m to the attractions of Miller Street - Walk to Cammeray Public School and city buses in around three minutes\* 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. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit [loanmarket.com.au/lower-north-shore](http://loanmarket.com.au/lower-north-shore)