

44 Sharland Avenue, Chatswood, NSW 2067



Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 556 m2

Type: House



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Contact agent

Elevated above a tranquil locale, this home is the fruition of comprehensive modelling and meticulous care. Over time this carefully planned expansion, both of the original floorplan and by adding another level, has focused on providing the breadth and flexibility to ensure the home can adapt to the demands of an evolving family lifestyle. Every aspect of its 556.4sqm footprint adds to this atmosphere of pragmatic sophistication. This sense of expanse begins even before the home's entrance with a broad terrace, framed by neat hedges and poised above a secluded private front lawn. Step inside and this continues as lustrous Sydney blue gum under high ceilings travels to an array of impeccably styled interiors. A stone terrace plus an adjoining alfresco timber deck complete the array of sundrenched living areas and lead to raised lawns encircled by high hedges. Above this rests the home's most recent and alluring addition encompassing a spacious front bedroom or home office plus an immense main suite with its own private balcony. Imbued with grace and serenity the appeal of this home is enhanced by the outstanding advantages inherent in its prized location. Seemingly hidden away it's actually at the centre of the Lower North Shore's key lifestyle assets, close to major centres, transport and premier schools.

- Multiple living areas, seamless indoor outdoor entertaining & idyllic play areas
- North aspect terrace wintergarden bathed in sun, enjoys a serene treetop outlook
- Expansive gourmet kitchen, Bosch gas & appliances & stone servery to informal dining
- Separate formal lounge, family rooms appointed with bespoke cabinetry & designer finishes
- Astute inclusion of large skylights on both levels bathe interiors in natural light
- Main suite under gabled ceilings with large walk-in robes, adjoins stunning new designer bathroom
- Immaculate, superbly appointed double bedrooms, one opens to front terrace, one with bay windows
- Split system air conditioning, Jetmaster fireplace, gas bayonets, bespoke full length blinds & curtains
- Stunning principal family bathroom, laundry with bespoke features
- Large double carport with ample storage, integrated roof storage

• 210 metres to Chatswood & Northern Beaches buses, swift M2 & CBD access

- Close to Lane Cove Centre & Chatswood CBD, in easy reach of a wide array of leading schools

* 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. Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks; he works for you. Call Matt on 0414 877 333 or visit loanmarket.com.au/lower-north-shore For more information or to arrange an inspection, please contact John McManus on 0425 231 131.