

**45 Chelmsford Avenue, Lindfield, NSW, 2070**



**Sold House**

Thursday, 3 August 2023

45 Chelmsford Avenue, Lindfield, NSW, 2070

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## **SOLD BY LISA DAVIES & NICOLE ZENG**

Elegant timeless style and luxury modern comfort have been expertly combined in beautiful C1919 'Wongaburra', which presides high-side and northerly facing on one of Lindfield's best streets. The remarkable residence has been impeccably maintained and enhanced over the 32 years its current owner has enjoyed it.

Its traditional floor plan has been extended by free flowing and substantial casual zones, a luxury provincial kitchen and upper level bedroom suites. Hosting guests or enjoying time with family is a joy on the large travertine terrace or by the pool and spa with poolside cabana. The stunning designer gardens add another layer of appeal and beauty.

The floor plan is substantial and flexible including a private TV room with built in study area that's ideal for those working or studying at home. Rich in charm and character whilst remaining a modern family home, this desirable residence rests mere metres to Roseville Park and is a stroll to bus services, Lindfield village including Harris Farm, the station and Lindfield East Public School.

### **Accommodation Features:**

- \* Light filled and inviting, high ceilings
- \* Timber floorboards, open plan classic lounge and dining
- \* French doors to the front verandah, window seat, fireplace
- \* Leadlight, built-in cabinetry, expansive open plan living
- \* Extensive shelving and cabinetry, casual dining room
- \* Stunning provincial stone topped kitchen, large island bench
- \* Concealed walk-in pantry, Miele appliances including a coffee machine, warming drawer and dishwasher
- \* Over-sized Ilve freestanding cooker with gas cooktop
- \* Flexible family room with built-in study area, gas point
- \* Five bedrooms spread over two levels, elegant master
- \* Built-in robes, stylish bathrooms, central heating, ducted a/c
- \* Vast in-roof lined storage

### **External Features:**

- \* Positioned high-side and northerly facing
- \* Fenced with electric driveway gates, sandstone base Federation
- \* Double brick lower level, superb designer gardens
- \* Travertine paved alfresco terrace, heated pool and spa
- \* Poolside cabana, easy access double lock up carport plus lock up garage or optional studio/workshop

### **Location Benefits:**

- \* 30m to Roseville Park
- \* 300m to the 194, 194X, 206 and 207 bus services to St Ives, Northbridge, North Sydney and the city
- \* 1.1km to Lindfield village including Harris Farm Markets
- \* 1.3km to Lindfield Station
- \* 1.3km to Lindfield East Public School
- \* 1.5km to Roseville Station and village
- \* 1.8km to Roseville College
- \* Easy access to Chatswood
- \* Killara High School catchment

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Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.