

45 Oxley Street, Berrima, NSW 2577

House For Sale

Friday, 17 May 2024

45 Oxley Street, Berrima, NSW 2577

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2070 m2

Type: House



Cameron Scott
0488105110

\$2,900,000 - \$3,100,000

This is a very rare opportunity to secure a completely renovated home in the heart of Berrima. Delightful, stylish and so warm. Set on over half an acre, this character double brick home combines the charm of 1960's with the luxury of a total renovation of the highest standard. It is a short walk to town and there is direct rear access to the river and walking trails. Very pretty from the street, the front verandah faces north and is set in gorgeous, recycled paving. Period features are retained, and the solid rosewood door opens to a wide embossed hallway with oak flooring and 2.7m high ceilings. The brand-new kitchen features stunning natural marble stone benchtops, double sink and solid brass tapware. The integrated dishwasher and stylish freestanding Falcon electric oven with gas cooktop are beautiful and functional, and there is ample storage. The large kitchen overlooks the dining room, and the large proportions would accommodate an eat in kitchen plus casual lounge combination. The formal lounge is set with gas Heat & Glo fireplace and wall mounted TV. The main house has 3 bedrooms, all with built-ins and new wool carpets. The large bathroom features heated floor, solid brass tapware, heated towel rails, freestanding bath and large glass shower with rain and spray shower heads. Smart sensor lighting in both the hallway and bathroom. There is a cosy study and ample storage. A separate garage and workshop plus a studio with separate driveway and carport. The studio has open plan living and dining, separate bathroom, bedroom and laundry, with gas points for heating. Perfect for airbnb, guest accommodation or teenagers retreat. A large rear entertainer's terrace overlooks a flowing landscaped garden with sandstone retaining walls and an array of established trees. You can access the river and walking trails from the rear garden. HEATING & COOLING: * Fully ducted, 4 zoned reverse cycle Daikin air-conditioning* New Oak floors with hydronic underfloor heating* New woollen carpet with hydronic underfloor heating* Tiled bathroom floor with electric underfloor heating* Limestone tiled laundry with electric underfloor heating and custom cabinetry* Gas Heat & Glo fireplace in lounge room All windows and doors are new, double glazed with argon filled glass. Blend of painted cedar and custom German tilt and turn windows. Ceiling is R5 insulated and 2.5hd Rockwall fibre in the walls. New iron roof and gutters. A home that should not be missed, a rare and unique opportunity that won't last long. Inspect mid-week by appointment, or weekends as advertised.