

**47 Colin Street, Cammeray, NSW 2062**



**House For Sale**

Saturday, 18 November 2023

47 Colin Street, Cammeray, NSW 2062

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 246 m2**

**Type: House**



Anthony Cowie



Mitchell Blenkhorn  
0459467371

## Auction

Featured in the pages of Australian House and Garden, this exceptional semi-detached designer retreat has been flawlessly renovated to enhance its northerly aspect and lofty Federation proportions. The result of a seamless collaboration between award winning architect Luke Moloney, leading construction firm Emerath Builders and Secret Gardens Landscape Architects, extensive works comparable to a rebuild were completed in 2022. Step inside through the classic front door with leadlight detailing to the oak floored hallway. Inviting bedrooms stem off the traditional hallway with an internal glass door marking the transition into the contemporary extension. The elevated master bedroom connects to a luxe marble ensuite mirroring the finishes of the family bathroom. Redesigned to enhance liveability, the interconnecting kitchen, dining and lounge all benefit from the sunlit aspect. Northern sun streams into the open plan layout through floor to ceiling stacker doors off the central dining space. Zoned by lineal pendant lights, the pendant in the kitchen highlights the organic beauty of the marble encased island bench. Custom designed to achieve a seamless aesthetic, quality kitchen appliances are concealed within the rich walnut joinery. More joinery features in the living room which also opens directly out to the outdoor entertaining and hedge framed backyard. Proving location truly is everything, enjoy easy access into the city centre and to freeway approaches from this super central lower north shore pocket. Part of an idyllic tree-lined cul-de-sac, walk to highly regarded Cammeray Public School in less than five minutes along with bus stops, cafes and local shops. - Underfloor heating and high-end finishes throughout - New oak flooring, Italian porcelain slab floors - Christopher Boots ceiling light in the living room - Raised ceiling above the lounge, built-in joinery - Sheer curtains dressing the sliding glass walls - Northern patio opening off the sunlit dining zone - Striking marble benchtops in the chef's kitchen - Miele gas cooktop, oven and refrigerators - Built-ins in all bedrooms, high ceilings throughout - Bedroom two featuring a bay window and fireplace - Master ensuite combining marble and Terrazzo tiles - Family bathroom with combined bath and shower - Concealed laundry within a wall of walnut joinery - Lawn outlined by hedging, concrete garden seat - Built-in barbeque next to alfresco dining terrace - Landscaped gardens behind quaint picket fencing - Exterior blinds, ducted air-conditioning, sensor lighting - 400m to Cammeray Public School, walk to Tunks Park - Footsteps to buses, 10 minutes to the Sydney CBD - Handy to golf courses, tennis courts and marina\* 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)