

**56 Aubin Street, Neutral Bay, NSW 2089**



**House For Sale**

Friday, 3 May 2024

56 Aubin Street, Neutral Bay, NSW 2089

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



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## Auction - Contact Agent

Standing tall upon a quiet Neutral Bay street less than 400 metres from iconic Sydney Harbour, this grand Federation terrace has been immaculately maintained and sympathetically updated to enhance comfort, lifestyle and views. Looking out to the harbour and cityscape from the upper level, discover the endless appeal of this idyllic lower north shore address. Welcoming north-eastern sun into the kitchen, dining, central living room and relaxed TV room, the substantial footprint is bordered by a courtyard cleverly landscaped to create both alfresco dining and an open-air lounge. French doors stylishly open to create a seamless flow and unbreakable connection to the great outdoors. Originally one of four c1906 terrace houses showcasing striking Art Nouveau hallmarks, soaring patterned ceilings are enhanced by rich timber fretwork and restored timber cabinetry. Fireplaces are framed by marble mantelpieces and high skirting boards outline the polished timber floorboards and the plush new carpets. Freshly painted to enhance its innate beauty, the versatile layout provides for three double bedrooms upstairs and a flexible fourth bedroom or third living space on entry level. Adaptable in its configuration, this long-term home of over 23 years is suited to all stages of family life. Perfect as is with the opportunity to modernise to personal taste, there is also potential to increase value with the addition of off-street parking, (subject to council approval). Wonderfully peacefully yet supremely central, stroll to nearby Neutral Bay Wharf, Milson Point Station, local shops, cafes, buses, Neutral Bay Public School and leading North Sydney private schools. Experience the best of both worlds, delight in the harbourside beauty of this friendly community minded enclave as well the unrivalled convenience of a quick city commute.- Multi-aspect formal lounge with marble fireplace- Internal doors open from lounge to casual dining- Breakfast bar seating in the kitchen, gas cooktop- Skylit kitchen, Smeg double oven and microwave- Relaxed TV room opening out to the courtyard- Harbour views from the master bedroom and sunroom- Ceiling fans in the bedrooms, one with built-ins- Guest room/bed 4 configured as a 3rd living area- Elegant main bathroom, combined bath and shower- 2nd bathroom with concealed laundry facilities- Traditional restored windows dressed in shutters- Timber fretwork in hallways, solid timber stairs- New light fittings, gas bayonet, stained glass windows- Water feature in the landscaped courtyard garden- Sandstone encased under-house storage options- 400m to Hayes Street Beach and Neutral Bay Wharf- 240m to local convenience store and city bus stop- Gentle walk to train stations (Milsons Pt/Nth Syd)- Approx. 15 min walk to Kirribilli and North Sydney - 2 sets of lights to the city and Eastern Suburbs\* 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 <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Lewis Adams 0413 572 441 or Chris Girling 0404 856 976.