

**59 Prince Edward Street, Blackheath, NSW 2785**



**Sold House**

Wednesday, 6 March 2024

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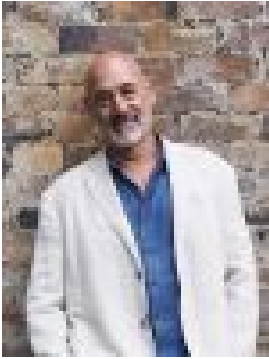
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 681 m2**

**Type: House**



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**\$1,275,000**

Sometimes a home comes along that has all the ingredients to make it special, a place of quiet sophistication and style. 59 Prince Edward Street is one of those homes, beautifully curated and well thought out with a timeless quality that is very appealing. The location is second to none too, set on the high side of the street, close enough to the village for walking convenience but far enough to not hear the highway, and across the road is the deservedly loved Memorial Park. For those who do not have the local knowledge the Memorial Park is home to a host of terrific attractions such as the recently refurbished playground and water park, the duck pond and the well patronised Blackheath swimming pool. But I digress, back to the point at hand, this home looks deceptively modest from the street, fashionable colours and garden plantings give a hint at what's inside, the traditional veranda and railings all look lovely but open the door and all is revealed. The first impression is as expected, which is lovely but it is the use of colour and texture that first impresses in the three well proportioned bedrooms. All the fixtures and fittings are of high quality and the traditional windows are all new, a real bonus for those who have endured a Blackheath winter with rattly poor fitting windows. There are electric wall heaters in all three rooms so a winter of even allergy free heat is guaranteed. The bathroom is a real standout, an elegant space of floor to ceiling terrazzo, with brass fittings, a large and very deep bath as well as a mini laundry and, wait for it, toasty toe underfloor heating. Now that we have covered off on the front of the house lets get to the piece de resistance. The large rear area of the home is a terrific place to be with the same deft touch with colour, quality materials and fittings. The kitchen and dining area are spacious and well appointed with large extra tall double glazed windows that take in the landscaped rear gardens and outdoor entertaining area. Set down from this space is a very cocooning north facing sunken lounge area with a slow combustion fireplace. What a great place to be, curled up on the lounge with a good book and a crackling fire, watching the ever changing weather through more of those large windows, so good watch the changing seasons and be warm as toast inside, and if you are feeling lazy you can always resort to the reverse cycle air-conditioning. The rear deck is also a very pleasant place to be, a terrific space for a long lunch looking over your private Birch forest to the studio at the rear of the garden. Yes, there is a studio, tucked away in an elevated position at the rear of the garden with a northern aspect and leafy district views. What a joy this would be as a work from home space, again, light filled, surrounded by green and the commute will be dinner party brag worthy! This property is a must see, it has so much to offer, so I suggest you jump in the car and take a look. • Successful Airbnb • Manageable 681M2 Block • Heat Pump Hot Water • Separate Garden Studio • Terrific Location • Move in And Enjoy!