

**81 Prospect Road, Summer Hill, NSW 2130**

**HARRIS TRIPP**

**House For Sale**

Thursday, 30 May 2024

81 Prospect Road, Summer Hill, NSW 2130

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 1**

**Area: 775 m2**

**Type: House**



Michael Poynting  
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## Auction

Resting on the high side of the street in a prime Summer Hill location adored for its privacy and outstanding access to all the area's amenities, this federation bungalow has been impeccably renovated promoting light, liveability and style. Set on an enormous 775 square meter parcel of land, with a sweeping 17.98m frontage, its floorplan provides convenience and comfort, with multiple living areas, a separate outdoor studio and lock up garage with rear lane access. Brimming with federation charm and appeal, its style has been retained, enhanced by luxury finishes and a full internal and external redesign and renovation. This grand family home is a haven for the discerning, footsteps to Trinity Grammar, Summer Hill Public School, the bus, the village hub and station.- Newly polished timber floorboards, stunning period features throughout including leadlight stained glassed windows, soaring, high, ornate ceilings and three intricately decorated, marble fireplaces- Brand new kitchen and walk in butlers pantry, featuring Calacatta Nuvo Stone, Miele Appliances, Schweigen Rangehood and a Vintec Wine Fridge- Dual living areas, with brand new lighting, ceiling fans, curtains, shutters & extensive custom joinery- Six well sized bedrooms featuring a capacious master, with brand new robes and an expansive ensuite with a Velux operable skylight- Brand new ensuite and bathroom featuring Parisi tapware, and a stunning internal laundry featuring an additional toilet- Storage aplenty, with substantial custom cabinetry, vast attic storage and a new outdoor storage shed- Newly built alfresco dining/pergola with integrated lighting and access to a spacious garden with a separate studio- Lock up garage with remote control rear lane access, EV charging and a new garage door- Fully landscaped front and rear yards including recycled herringbone brick paths, mature planting and integrated lighting- Daikin ducted air-conditioning and ducted underfloor gas heating- Walking distance to Trinity Grammar, Summer Hill Public School, Summer Hill Village and bus/rail transport.Land Size: 775sqm approx.Auction: On-Site, Saturday June 29th at 9:00amCouncil Rates: \$585 per quarter, approx.Water Rates: \$196 per quarter, approx.