

**9 Calbina Road, Northbridge, NSW 2063**



**Sold House**

Friday, 3 November 2023

9 Calbina Road, Northbridge, NSW 2063

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



**Matt Bolin**

0294897474

**\$4,700,000**

A charm filled, tranquil retreat in one of Northbridge's best pockets, this Federation style home rests high side on a sun-drenched north to rear 645sqm (approx) parcel. Much loved and tightly held, this exceptional full brick home is immaculately presented making a great start to family life or a fantastic downsizer option. The pretty gardens and cottage façade make a welcoming first impression which leads to a spacious, light-filled single level floorplan. Substantial open plan living and dining rooms flow to the sun-soaked rear terrace and delightful private lawn and gardens that offer exceptional spaces for entertaining and the kids to play. Enjoy ultimate lifestyle convenience easy footsteps to bus services, a wealth of popular dining options, Northbridge Plaza, Northbridge Public School and easy access to the CBD, Cammeray, North Sydney and St Leonards. Accommodation Features: \* Fresh bright interiors, high ceilings and picture rails \* Timber floorboards, spacious living and dining, a/c \* Chef's stone and gas kitchen, European appliances \* Gas bayonet, four spacious bedrooms, built-in robes \* Master with ornate ceilings, 4th bedroom with fireplace \* Centrally placed bathroom, powder room, laundry External Features: \* High-side in a quiet cul-de-sac street, north to rear 645sqm (approx.) \* Large covered front verandah with superb views over the St Leonards and North Sydney skylines \* Rear terrace, private gardens, level lawn, pergola \* Large lock up shed and workshop \* Substantial covered carport and side driveway access \* Gated and fenced backyard Location Benefits: \* 240m to the 194, 202, 203, 204 and 205 bus services to Cammeray, North Sydney, the city and St Ives \* 450m to the village shops and dining \* 550m to Northbridge Plaza \* 1.2km to Northbridge Public School \* 1.6km to Northbridge Golf Club \* Willoughby Girls & Cammeraygal High School catchment \* Close to multiple elite private schools \* Moments to dog-friendly Tunks Park, boat ramp and middle harbour waterways Rental Return \$1,400 - \$1,550 per week Auction Saturday 11 November, 1pm Onsite Contact Matt Bolin 0417 269 023 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.