

9 Cooney Road, Artarmon, NSW 2064



House For Sale

Thursday, 6 June 2024

9 Cooney Road, Artarmon, NSW 2064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



John McManus  
0425231131



Brooke Listberger  
0459824321

## Auction

Nestled in a serene street, this rewarding home achieves a high degree of family comfort with sublime interiors, manicured gardens and a captivating outlook over trees surrounding Artarmon Reserve Playground. A traditional frontage establishes the inherent charm of 'Chantilly' c1910, gracing a deep block of 695.6sqm. Architectural upgrades capitalise on its solid foundations and generous proportions, culminating in a superb extension of living space complete with a striking marble kitchen. Relax inside and admire the outlook, or slide the glass doors away to enjoy seamless flow from the lounge to an expansive entertainers' deck with a spot for a barbecue. It steps down to a child-friendly garden composed with lush lawn and a hedged fence line. Bathed in northerly sunshine, a central courtyard offers multiple access points from inside the home, including from the bespoke study. Demonstrating a clever degree of flexibility, this study retreat and adjacent bathroom can be used independently, or claimed as an extension of the master bedroom. Adding to the attraction of the home is its spacious floorplan configured across a single level. Timber floors continue from hallways into the bedrooms and upgraded built-in robes maximise storage capacities. The underhouse areas also provide storage space, alongside a traditional workshop enclave. Welcome to a quiet, tree-lined street close to bike tracks, parks and the playground at Artarmon Reserve. This address offers quick access to Chatswood and passes only two sets of traffic lights enroute to the CBD.

- Skylit hallway leads to naturally vibrant living zone
- Rear orientation aligns with a spectacular outlook
- Irrigated garden with rainwater tank under deck
- 10.4 KW Solar panels
- Original timber door frames, ornate ceiling details
- Matching marble in the kitchen & bathroom tops
- Kitchen features 60mm bench with waterfall edge
- Premium Miele appliances with induction stovetop
- Master bedroom is positioned for a garden view
- Parents can claim an ensuite & study as their own
- Custom built study with shelves & courtyard access
- Family bathroom features separate bath & shower
- Underhouse storage for garden tools & machinery
- Traditional workshop can be converted into a cellar

700m from Artarmon Station, walk to N91 city bus • Direct access to bike track to CBD • Walk to schools, local cafes & the business district • Explore restaurant hubs in Chatswood & Crows Nest\* 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, contact John McManus 0424 231 131.