

**9 Harden Road, Artarmon, NSW 2064**



**Sold House**

Wednesday, 23 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 720 m2**

**Type: House**



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## Contact agent

In a highly sought after pocket of Artarmon, this classic full brick character residence occupies a sought after lifestyle address in an exclusive, blue ribbon pocket. Nestled on a larger than average block size of 720sqm with secluded privacy hedging, the home's stately façade gives way to a generous single level floor plan thoughtfully tailored for families who love to entertain. Merging timeless elegance with high-calibre appointments and a fine selection of indoor/outdoor living and entertaining spaces, this cherished home is footsteps to local amenities. Designed to accommodate a growing family with a spacious floorplan, there are both casual and formal living rooms plus a dedicated work from home set up. Originally built c1910 and featuring an abundance of immaculately maintained original Federation features, its wrapped by a tessellated tile porch with blue stone edging and features a wide entrance foyer with 3.2m ceilings, picture rails and stained glass leadlight windows. Low maintenance private gardens are both child and pet friendly with a sunlit east rear aspect and established Jacaranda tree promising an idyllic Australian lifestyle in a prized conservation area. The tropical swimming pool is solar heated for maximum comfort and also features a jacuzzi overlooked from the all-weather alfresco entertaining deck. Enhanced with modern appointments like Daikin ducted reverse cycle air conditioning, attic storage with pull down ladder and a chic main bathroom, this inviting retreat is complete with an on title carport. An exceptional offering approximately 450m to the station, its within easy reach of both Chatswood and Lane Cove, local buses and the areas elite schools. Promising an effortless city commute, this rare offering has been tailored for refined family living in a central setting.

- Grand entry with striking original slimline floorboards and ornate ceiling roses
- North-facing living with bespoke bookshelves and open wood fireplace
- Modern gas kitchen with waterfall stone island bench and lean in pantry
- Integrated Bosch dishwasher, 90cm Miele oven, gas cooktop and microwave
- Light-filled dining area with bi-fold doors that open to the alfresco setting
- Formal lounge plus adjacent home office with bespoke workstations
- Master with built-in robe and luxe ensuite with north facing bay window seat
- All bathrooms feature heated towel rails, main with deep soaking bathtub
- Daikin ducted reverse cycle air, walk in linen/potential cellar, attic storage
- Serene setting amongst high end Heritage homes, no listing on this property
- East-side setting, 450m stroll to Artarmon station and local village shops
- Catchment for Artarmon Public, Willoughby Girls High and Chatswood High School\*

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