

12/143-155 Ben Boyd Road, Neutral Bay, NSW, 2089 **RayWhite**

## Apartment For Sale

Thursday, 29 August 2024

12/143-155 Ben Boyd Road, Neutral Bay, NSW, 2089

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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## Sunlit interiors, two courtyards and cosmopolitan convenience

Perfect in every way, this single level, fully renovated garden apartment welcomes in north-eastern light through its superbly landscaped, low maintenance wraparound courtyard.

Tastefully updated with an easy living layout, the inviting interiors open out to the primary courtyard from both the living room and the dining room. Natural light streams into the stone topped kitchen via an oversized window and the crisp white streamlined joinery has been integrated with quality appliances.

Floored in sophisticated timber flooring, a storage lined hallway links the living areas to the three bedrooms. Boasting two timeless bathrooms, neutral tile choices and frameless glass shower for longevity. Bonus study nook bathed in sunshine throughout the day.

House like feel sharing just a single common wall, a second fully paved courtyard softened by artificial turf basks in the afternoon sun. Items of special appeal include a separate laundry room, custom joinery throughout and a double lock up garage with 30sqm of storage possibilities.

Peacefully set at the back of the tightly held block, in the catchment for the popular Neutral Bay Public School, a selection of leading private schools in Kirribilli and North Sydney are also within easy reach. Located just 400 metres from the attractions of Military Road, discover the endless convenience of this leafy pocket close to city bus transport, café culture and parklands.

- Fabulous natural light, lofty 2.7m high ceilings
- Gated access directly into the primary courtyard
- Tall sliding glass doors seamlessly open outdoors
- Sleek joinery housing AV equipment in the lounge
- Air-conditioned dining space next to the kitchen
- Kitchen cabinetry topped in composite stone
- Bosch oven and an Asko four burner gas cooktop
- Semi-integrated dishwasher and a double sink
- Master bedroom connecting to a private ensuite
- Leafy bedroom outlooks, bed 3 opens to courtyard
- Combined bath and shower in the main bathroom
- Built-in robes, intercom, LED lighting, wall lights
- Mosaic tiling in the walk-in laundry, great storage
- Two lock-up garages, near level streetscape access
- 400m to Military Road, 500m to bus interchange
- 550m to Forsyth Park, 1km to Neutral Bay Wharf
- Travel into the city centre in around 10 minutes

\* 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, please contact Chris Girling 0404 856 976.