

# 101 Glenmore Road, Paddington, NSW, 2021

PPD REALESTATE

## House For Sale

Sunday, 8 September 2024

101 Glenmore Road, Paddington, NSW, 2021

Bedrooms: 4

Bathrooms: 2

Type: House



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## Grand Victorian Italianate Terrace Between Five Ways And The Intersection, Dual Access Block And Potential For Parking STCA

Victorian grandeur and family functionality go hand in hand in this 6m wide Italianate style terrace on a north-facing dual access block between the lifestyle hubs of Five Ways and The Intersection. Forming part of a distinguished terrace row on the edge of RHW Park, the four-bedroom home's elegant proportions, soaring 3.1m ceilings and flexible layout make for comfortable contemporary living. Built c1890 and showcasing the fine period craftsmanship of its heritage, the Paddington classic has been tastefully renovated featuring an uplifting cocktail of old and new design elements. Entry level is devoted to living and entertaining with formal and casual living zones and a stylish contemporary kitchen opening out to a tranquil entertainer's courtyard with rear lane access offering scope for parking (STCA). In the catchment for Glenmore Road Public School, this timeless beauty is 400m to Oxford Street with everything from cafes and galleries to cocktail lounges and Pilates studios footsteps from the door. Entertain alfresco in the private courtyard or step outside and explore Paddington's world of arts, fashion and entertainment.

- \*? High side of the street, 6m frontage
- \*? Unusually large 159sqm approx
- \*? Elegant entry hall, ornate ceilings
- \*? Double bedrooms with built-in robes
- \*? Main with a wide north-facing balcony
- \*? Lofty attic retreat with dormer window
- \*? Light-filled living and dining rooms
- \*? Marble fireplaces, hardwood floors
- \*? Contemporary Calacatta quartz kitchen
- \*? Stainless steel appliances, gas cooktop
- \*? Casual living/dining opens outdoors
- \*? Bi-fold doors to a landscaped courtyard
- \*? Luxurious oversized family bathroom
- \*? Victoria + Albert bath, marble vanity
- \*? Downstairs powder room/laundry
- \*? Potential for parking via Mary Place
- \*? 400m to Five Ways' neighbourhood hub
- \*? Glenmore Road Public School catchment
- \*? Easy access to the city and beaches