

233 Ben Boyd Road, Cremorne, NSW, 2090



House For Sale

Thursday, 29 August 2024

233 Ben Boyd Road, Cremorne, NSW, 2090

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Super-sized semi located for lifestyle

Promising minimal maintenance and complete convenience, this stylishly modernised Federation semi-detached home has been innovatively reimagined to establish an unbreakable connection to the great outdoors.

Set behind a quaint white picket fence, the traditional frontage is enhanced by the addition of a secure carport. Grounded by polished timber floorboards, a series of inviting bedrooms and a dedicated home office stem off the nostalgic hallway. Spilling out to an unexpected open plan layout at the rear, a soaring raised ceiling adds scale and increases natural light. A bank of bi-fold windows transport the outside into the living area, more bi-fold windows feature in the kitchen. Centred around a stone topped island bench, the kitchen design showcases endless storage options and Smeg cooking appliances.

Flexible in its configuration, the lower level provides further floor area and improved connectivity to the backyard. Perfect to lock-up and leave, child and pet friendly synthetic turf lawns are outlined by resort style decking.

Proving that location truly is everything, the bustling village hub of Neutral Bay is just 300 metres away with its major supermarkets, cafes, celebrated restaurants and express bus transport options. Offering easy access into the city by car avoiding Military Road, other lifestyle benefits including golf courses, tennis courts and gymnasiums are in close proximity of this enviable address.

- Elevated triangular window filtering light inward
- Bi-folds connect to district views and leafy setting
- Social kitchen island, stainless steel dishwasher
- Bi-folds and atrium ceiling above the double sink
- Two pantries, Smeg gas cooktop and oven
- French doors open out off the main bedroom
- Powder room off the main bedroom, great storage
- Carrara marble bathroom vanity, separate bath
- Second fully tiled bathroom on the lower level
- Exposed sandstone walls on flexible downstairs
- A wall of storage in the separate home office
- Air-conditioned multipurpose space with built-ins
- Freshly painted, ornate hallway and wall niche
- Skylights, hallway outlined by a slimline dada rail
- Ornate marble fireplace, intricate ceiling roses
- Ample built-in robes and classic plantation shutters
- Gas bayonets, concealed laundry, roofline storage
- Remote control gates securing the single carport
- Low-maintenance backyard, private outdoor living
- 300m to The Oaks, 500m to Woolworths Neutral Bay
- 400m to Watson St Bus Interchange and Big Bear
- 500m to Cammeray Golf Club and tennis courts

* 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.