

25 Raymond Road, Neutral Bay, NSW, 2089

CROLL

House For Sale

Friday, 9 August 2024

25 Raymond Road, Neutral Bay, NSW, 2089

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Andrew Croll

Picture Perfect Family Home

Elegant Federation Home Brimming With Grace & Style

Nestled in a leafy pocket of Neutral Bay this immaculate family home offers an ideal location in a highly-desirable, park-side enclave. Manicured gardens both front and back surround a home where the current owners have left no stone unturned to create a picture-perfect residence. Simply move in and enjoy!

Positioned in one of Neutral Bay's most sought-after park-side enclaves, you will immediately be engaged by this family home's composed charm. Once inside her beauty presents glorious Federation features married with modern convenience. A wide, welcoming hallway reveals the elegance within including stunning leadlight windows, intricate and ornate moulded ceilings, architectural frames, gentle curved arches, elegant period light fittings, panelled doors, timber flooring and skirting boards. The rear of the home reveals a modern update with a bright open-plan kitchen and family room opening out to a level enclosed garden and covered entertainer's terrace. This single-storey residence offers a flexible well-connected layout with generous proportions throughout offering both formal and informal living and room configuration options. Views include the captivating North Sydney CBD skyline and across to Barrangaroo and CBD. A commanding street presence in an outstanding location only moments to transport options, highly regarded local private and public schools and a level easy access to harbour foreshore, parklands and both Neutral Bay and Kirribilli Villages.

- Established gardens with expansive front & rear gardens
 - Architectural features married with modern conveniences
 - Grand proportions, flexible layout offering multiple living areas
 - Adaptable 3/4 bed configuration to accommodate family needs
 - Luxurious porcelain tiled flooring in kitchen, living & bathrooms
 - Formal living, plantation shutters, gas fireplace & adjoining study
 - Bright family living flows to a covered alfresco terrace and yard
 - Large open-plan entertainer's kitchen with island breakfast bar
 - Gas cooking, s/s appliances, double sink, abundant storage
 - Powerful Qasair rangehood, ducted externally
 - Kitchen enjoys an adjoining Butler's Pantry and internal laundry
 - Stunning polished Spotted Gum timber flooring, carpeted master bedroom
 - Master with stunning walk-in-robe & dressing room
 - Ensuite with heated flooring
 - Family bathroom with full-size bathtub, wide wall-hung vanity
 - Wine cellar
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- Fully ducted R/C air-conditioning with individual room controls
 - Gas heating bayonets for comfort in lounge/living & 2 bedrooms
 - Security video intercom to front gate
 - Secure LUG garage with level drive-in street access for 2 vehicles
 - Generous storage throughout inc. garage mezzanine and under house
 - All electrical wiring, plumbing and drainage has been replaced and modernised
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- Easy walk to Neutral Bay Public School, Tennis Club and Military Rd
 - Seven minute walk to Neutral Bay wharf, 10 minute bus ride to City
 - Moments to iconic harbourside parklands and walking paths/tracks
 - Easy-access to CBD, North Sydney & Northern beaches transport
 - Local shopping includes Neutral Bay and Kirribilli Villages
 - Located in the catchment area for desirable local & private schools

Approximate quarterly outgoings:

Council rates: \$699

Water rates: \$173

TOTAL: \$872 per quarter

Auction: On Site, 11:30am Sat, 7 September 2024

Details: Andrew Croll 0409 530 133 or andrew@croll.com.au
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Solicitor: Nicole Nicole Ball, Dott & Crossitt Conveyancers + Solicitors : 1800 870 407, Suite 202, Level 2 105 Pitt Street
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A copy of the contract for this property can be downloaded from the Croll Real Estate website

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