

45 Tindale Road, Artarmon, NSW, 2064



House For Sale

Wednesday, 14 August 2024

45 Tindale Road, Artarmon, NSW, 2064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Tightly held opportunity with outstanding future potential

On approx. 695.6sqm featuring two street frontages and a predominant northeast aspect, this full brick three-bedroom Californian Bungalow style home (c1940) is offered for the first time by the original owners and presents a rare local entry point for a young family, downsizers or investors looking to create their dream lifestyle.

Defined by classic period details including high ceilings, picture rails and polished floor-boards, the home features easy upkeep living on the one level with fresh paint through-out, generously sized rooms and plenty of natural light. An ideal blank canvas yet perfectly comfortable now. The home has been exceptionally well-maintained and provides spacious lounge and dining areas, a large sunroom or study in addition to the three bedrooms, a functioning kitchen, full bathroom and separate internal laundry. Below the house is a secure workshop plus storage areas, while the sunny rear garden includes a paved car space with convenient access via Shepherd Road.

Buyers will recognise the opportunity here to secure a quality-built family home that provides untapped potential and on a substantial parcel of land with ample scope to personalise, comprehensively update or ultimately extend up/build out for added floorspace and increased future value (STCA). The home is also in a great position for access to the outstanding amenities of Artarmon village, Willoughby and Chatswood including a choice of shopping precincts, parklands, great cafes and restaurants, highly sought-after schools and frequent local area and city transport options. With an Artarmon Public School bus stop diagonally opposite the home.

Set in a sought-after leafy neighbourhood, this excellent home is ready for an exciting new chapter and effortlessly combines space, enduring character and potential with a prime address less than 10kms from Sydney CBD.

- Corner position and sun-drenched northeast aspect
- Wide frontages to Tindale Road and Shepherd Road
- Solid full double brick construction with tiled roof
- Single level living and authentic period character
- New paint throughout for a fresh light filled finish
- High ceilings accented by decorative plasterwork
- Beautiful, polished floorboards throughout and picture rails
- Living room with ornamental brick fireplace, gas heater
- Functioning gas kitchen overlooks the backyard
- Original kitchen featuring gas oven and cooktop
- Study/home office with windows on three sides
- Three good sized bedrooms and full bathroom
- Bathroom has deep soaking tub, walk-in shower
- Laundry room separate to kitchen and bathroom
- Secure under house workshop and storage areas
- Established level backyard basks in northeast sun
- Off-street parking with entry via Shepherd Road
- Easy access for trailers, caravan and motorbikes
- Pedestrian gates from Tindale Road and Shepherd Road
- Perfectly comfortable and with scope to enhance
- Potential to remodel, extend up or renovate (STCA)
- 550m to Artarmon village shops, cafes and station
- Catchments Artarmon Public and Chatswood High
- 1.7km from popular Willoughby Girls' High School
- 2.1km to Chatswood CBD, transport interchange
- Rapid accessibility into the heart of Sydney CBD

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For more information or to arrange an inspection, contact John McManus 0424 231 131.