

# 31 Tilford Street, Zetland, NSW 2017



## Sold House

Friday, 1 March 2024

31 Tilford Street, Zetland, NSW 2017

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 156 m2

Type: House



Charles Touma  
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Matthew Downes  
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**\$2,275,000**

Grand proportions and superior design instincts provoke heightened attraction to this exceptional home, promising absolute serenity with a parkfront address. Interiors feature period fireplaces and original details, establishing an aura of timeless elegance to assure everyday living is enjoyed in sumptuous comfort. Premium upgrades are sympathetic to the home's period persona, including imported Botteccino marble paving, new tessellated tiling, and the highest quality Astroturf in the garden which requires very little effort to keep looking fabulous. Perfectly presented as is, there is also potential to take advantage of the spacious parking area and build a double garage with a self-contained studio above (STCA). This is an enviable neighbourhood, characterised by tree-lined streets including one hundred year-old native figs, which has influenced the growth of this tight-knit community of owner-occupiers. In addition to the convenience of Mary O'Brien Reserve on your doorstep, this address is also a stroll from friendly cafes and eateries, Gunyama Park Aquatic & Recreation Centre, dog parks and express city buses.- Defined by high ceilings, original timber floors- Elegant entertainer, separate lounge & dining- Stylish soft-close kitchen with stainless appl.- Private outdoor setting with premium Astroturf- Built-in robes, ceiling fans, gas heating outlet- Luxury bedrooms with BIRs king-sized master- French doors to balcony overlooking the park- Spacious bath with imported Italian tapware- Parisi pedestal basin toilet, heated towel rail- Add studio (STCA) as guest accomm. or income- 2 mins from Eastern Distr. north & southbound- Express city bus directly behind in Elizabeth St- Walk to Cicco Zetland & East Village eateries