

45 Narooma Road Northbridge
Lifestyle, convenience & views





Sought after 'Eastern Precinct' location with tremendous street appeal....just the teaser for this wonderfully comfortable family home set on large sun-drenched level land of approx. 650sqm with perfect North to rear aspect.

Looking for convenience & lifestyle with quality accommodation? Full-brick residence with original entry portico, polished floorboards, high ceilings & coloured lead lights. Architecturally renovated and extended with sympathetic style to suit fastidious buyer.

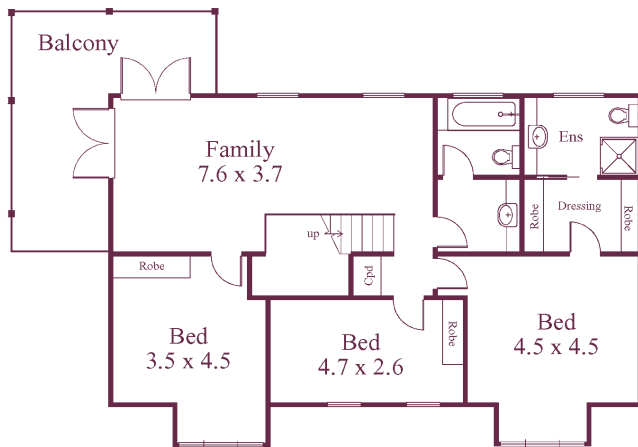
Entertain or relax on wraparound undercover veranda's that flow seamlessly from the light filled living areas with plenty of glass to merge the indoor and outdoor feel. Enjoy the professionally landscaped gardens and start the BBQ when you are ready! With room for a DA Approved pool, the tall palms in the rear garden create a tropical ambience.

The floor plan is instantly flexible and also suits guests who will delight in the position. Tranquil upper level water views into Sailors Bay & Middle Harbour compliment the district views across the horizon from the Castlecrag Peninsular to Seaforth transforming to a magical glow of shimmering night lights. Attention to quality and luxury is superb as you are immersed in upmarket features: Master suite with ensuite and dressing room, Miele and Smeg appliances with granite benchtops, Foxtel, indulgent oversized spa in main bathroom, fully ducted reverse cycle heating and cooling on both levels and back to base alarm system. Built-ins and storage throughout.

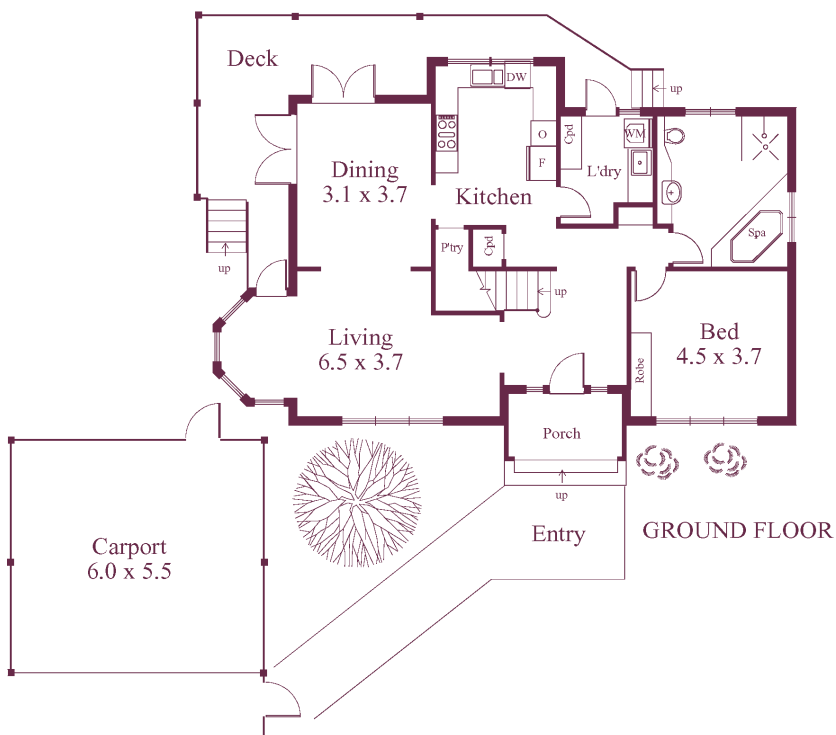
Historical Northbridge Baths and the Northbridge Golf Course are just a stroll and enhance the village atmosphere, yet Sydney CBD is less than 10 minutes drive, the airport just 15 minutes away. Enjoy Clive Park, Sailors Bay Boathouse and kids can learn to sail at the famous Northbridge Sailing Club. Walk village, shopping centre and public transport. With some of Sydney's finest private and public schools nearby, clearly Northbridge is one of Sydney's most sought after suburbs with rewarding lifestyle and investment potential.

- Approx. 650sqm North to rear
- Water & District views
- Architecturally renovated full-brick
- 4 bed/3 bath
- Family room with covered balcony
- Sep. living & dining flows to wraparound deck
- Fully ducted aircon; security
- Landscaped gardens; irrigation
- Double carport
- DA Approval for inground pool





FIRST FLOOR



GROUND FLOOR

Exclusive agent
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