



FEATURES LIST

40 Reynolds Street
Cremorne NSW 2090

6 Bed | 3 Bath | 1 Car

Vibrant family haven for entertaining
splendour

Council Rate: \$3116/year
Rental Assessment: approx. \$2400/week

INCLUSIONS

Embodying a relaxed sophistication, this beautiful double brick home showcases a unique layout with a warm ambiance, a flexible floorplan, generous living areas on each level and fabulous entertaining decks. Its tree-lined street is a stroll to Cremorne shops, eateries and the Hayden Orpheum.

- Expansive living and dining room, beautiful brushbox floorboards
 - Versatile sitting room/sixth bedroom plus private loft retreat
 - Wraparound deck with Vergola awning captures district views
 - Immaculate level north facing backyard and landscaped gardens
 - Gourmet gas kitchen has a wide oven and stainless appliances
 - Tranquil double bedrooms on both levels have built-in robes
- Main bedroom with upper deck, walk-in robes, elegant spa ensuite
 - Gorgeous main bathroom, underfloor heating in all bathrooms
 - Ducted air-cond, high ceilings, solar panels, undercover parking
- Walk to city buses, local public & private schools and Primrose Park

FAVOURITE ASPECTS OF THE PROPERTY

- Expansive wraparound decks perfect for entertaining
- Sizable and desirable north-facing backyard captures natural light throughout the day
 - Stunning district views captured including stunning sunsets
 - Large bedrooms and master bedroom with parents' retreat
 - Flexible and massive indoor-outdoor entertaining space

OUR AREA

Close to local shops, eateries and convenient B-line & CBD buses
Close to the Hayden Orpheum, Primrose Park and Cremorne Shops
Short drive to Chatswood, North Sydney, Northern Beaches and City
School Catchment: Middle Harbour Public School & Mosman High School