



4 Byrnes Avenue Neutral Bay, NSW



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## Gorgeous renovated semi a level walk to everything

'Byrnes Cottage', a beautifully presented C1890s semi showcases charming appeal and effortless style. Fusing timeless period elements with contemporary design updates, it features a desirable North to rear aspect and a sun drenched outdoor entertaining area. Enjoy easy connected living from this captivating village fringe sanctuary in a peaceful cul de sac setting, a level stroll to a choice of vibrant retail and entertainment destinations, bus transport on the doorstep and easy access to the city and freeways.

Fluid living and dining with soaring ceilings and original floorboards  
 Full height stacking accordion doors create a seamless outdoor flow  
 Large deck and hedge framed courtyard perfect for entertaining  
 Lovely versatile sunroom bathed in natural light flanks the living area  
 Deluxe renovated gas kitchen, internal laundry, new gas fireplace  
 Double bedrooms with built-in robes and fans, modern bathroom  
 Off street parking, only 300m to Big Bear shopping centre  
 700m to Neutral Bay public school and a wide range of amenities  
 Moments to beaches and city bound buses and bus interchange

### Auction- Contact Agent

**View:** Thursday, 19th September 2024 1:30 - 2:00  
 Saturday, 21st September 2024 10:30 - 11:00  
**Auction:** 2024-09-28  
**Details:** 11:00:00  
**Contact:** Cyndia Sun  
 0435 872 554  
 Dee Uther  
 0427 689 139  
**Type:** Semi Detached  
**Land:** 215m2

**Council Rates:** \$364.80 p/q

**Water Rates:** \$172.79 p/q



UTHER + SUN PROPERTY  
*Adore your home*

## 4 Byrnes Avenue, Neutral Bay

Floorplan shown is for presentation purposes and is not part of any legal document or title.  
All measurements and figures are approximate. Interested parties should make their own enquiries.

Plans shown are only indicative of layout. Dimensions are approximate.

**Neutral Bay, NSW**  
**4 Byrnes Avenue**