



18 JESMOND STREET \$1.5 million +

House 4 bed, 3 bath, no car

Built 2007

Land 170sq m

Auction February 23

Inspect Sat, 11.15am-noon; Wed, 6.30-7pm

Agent BresicWhitney, 0411 385 444 or
0425 305 445

Last traded for \$576,000 in 2006

At the end of a leafy cul-de-sac, this modern three-level terrace is one minute's walk from the eateries, supermarket and shops in the St Margaret's complex. It's also a hop, skip and jump from bills cafe and Billy Kwong in Crown Street.

Much bigger than it looks from the street, the terrace stands on a 37-metre-deep block that has allowed its architect owners to build a huge rear extension as well as a separate studio in the back garden. With a living area and a bathroom, this space is ideal for a home office or guest suite.

The central front door, flanked by opaque glass sidelights, opens into a light and bright sitting-dining room, with an open fireplace and polished Grey Box hardwood floor. Beyond are a guest powder room, a glass-enclosed atrium and a galley-style kitchen (with Miele appliances, island bench) that opens into a sunny casual living zone with bi-fold doors giving seamless access to a timber deck and the garden.

The first floor has two bedrooms (one with a superbly appointed ensuite bathroom featuring a deep bath and separate shower) and a main bathroom. Another big bedroom occupies the attic.

More photos and information @ Domain.com.au

**Bigger than it looks ..
the deep block allows
for a studio in the
backyard.**



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