

# Artarmon

## 23 Burra Road



**\$3.725m**

## Gorgeous Californian Bungalow with Garden Sanctuary

Nestled in a picturesque leafy street approximately 300m from Artarmon station and Artarmon Reserve, this tastefully revived and transformed Californian bungalow exudes immense charm and character. Proudly set on a 695sqm north-to-rear parcel of land amid beautiful established gardens, it's blessed with a host of gorgeous original details that ensure timeless elegance. A wonderful indoor/outdoor entertainer, it flows seamlessly to an all-weather terrace and expansive family-friendly backyard. A generous floorplan, modern touches and an abundance of natural light complete the picture. Fusing residential serenity with village convenience, it's just a short level walk to local Artarmon shops and cafes.

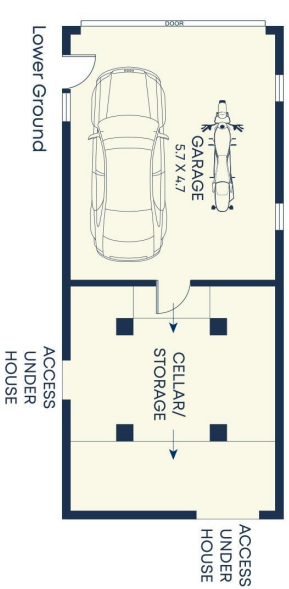
- Large master bedroom with built-in robes and classic window seat
- Spacious living room with sunny patio, formal dining, home office

		
<b>3</b>	<b>2</b>	<b>2</b>

### ADDITIONAL DETAIL

Council Rates	\$550/qtr (approx)
Water Rates	\$147/qtr (approx)
Type	House
Sold Date	05/08/2022
Land	695 Square Metres

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Site Plan

**Size (approx)**

- Internal 183sqm
- Garage 27sqm
- External 512sqm
- Land Size 695sqm

**Outgoings**

- Council Rates \$550p/q
- Water Rates \$147p/q



DISCLAIMER: This information has been prepared as a guide only. It is not intended to be used as a basis for any decision. Agents, trading as Cobden & Hayson, make no warranties as to its accuracy and all interested parties must rely on their own enquiries.