

Ready to enjoy sunlit family sanctuary  
with scope to make your own



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## 1 Cogan Place, Lane Cove

Auction Guide \$3,000,000

Bathed in north light, this striking modernist home is the one you've been waiting for. Tucked into a whisper-quiet cul-de-sac, it's a place where children enjoy nature and families grow together. Architectural flair showcases in banks of windows to the living room and master bedroom inviting leafy views, and creating a warm, sunlit embrace all year round, tempered by motorised blinds. The family room spills effortlessly to a new easy-care entertainer's deck setting the scene for effortless socialising with your friends. All bedrooms are surprisingly light, large and open to balconies. Fresh paint and new carpet set the scene for immediate enjoyment, while leaving exciting scope to further update the interiors when and as you desire.

Enjoy easy access to city buses and quality schools, and prioritise leisure at Lane Cove Golf Club and with bushwalks through Lane Cove's stunning reserves.

- Cul-de-sac setting in a tranquil location with a backdrop of natural parkland
- Modernist home, open tread staircase, timber floors, expansive windows
- Refreshed, ready to enjoy, new paint and carpet, scope to further update
- Living and dining room with a sleek flame fireplace, brims with north sunshine

**Property ID:** L34515742

**Property Type:** House

**Garages:** 2

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- Family room and casual meals area opens to the tranquil deck and garden
- Integrated kitchen, Bosch appliances, cooktop, oven, dishwasher, rangehood
- Four huge bedrooms upstairs all connecting to balconies, built-in robes
- Master bedroom with expansive robes, motorised outdoor blinds to both levels
- Bathrooms handily situated to each level, internal laundry opens outdoors
- Double carport, garden shed, solar panels, gas bayonets, heater
- Stroll to buses for Lane Cove village, North Sydney station, and the City
- Lane Cove Public and Hunters Hill High zones, near St Ignatius College
- Stroll to KU Osborne Park Preschool, close to Lane Cove Golf Club
- On the doorstep of Gore Creek track and Lane Cove Bushland Park