



Character beauty with park-like gardens and a premier lifestyle location



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## 16 River Road West, Longueville

### Auction - Contact Agent

Blending character charm with modern comfort, this immaculate Californian Bungalow is perfect for growing families. Nestled on a park-like garden parcel of 632sqm (approx) and backing onto a lush reserve for unparalleled privacy, it enjoys a prime position on the fringe of Lane Cove's vibrant Village precinct. Beneath beautifully ornate high ceilings, the thoughtfully extended layout offers flexibility, with a stunning Hamptons-style kitchen flows into a welcoming family space. An expansive pergola-covered deck provides an exquisite setting for large-scale gatherings, while manicured level lawns are a delight for children and pets alike. With express city buses at the door and picturesque walking trails leading to Tambourine Bay, homebuyers will also appreciate its proximity to a choice of schools, including the prestigious St Ignatius' College Riverview.

- Elegant character façade graced with charm and framed by manicured gardens
- Double brick construction and a floor plan designed for versatility
- Gourmet Hamptons-style kitchen equipped with premium European appliances
- Polyurethane shaker cabinetry, induction cooking and 40mm stone benchtops
- Family living with custom joinery and French doors opening to the alfresco setting

**Property ID:** L32895820

**Property Type:** House

**Garages:** 1

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- Enormous entertaining deck with cathedral-ceiling pergola and lush garden views
- Park-like gardens with level lawns and views across a lush reserve backdrop
- Secluded master suite, walk-in robe and ensuite with a clawfoot tub and rainshower
- Formal lounge/media room or 4th bedroom with a wood-burning fireplace
- Original leadlight windows, soaring ornate ceilings, picture rails and hardwood floors
- Copious built-in storage, ducted smart-controlled air conditioning with four zones
- Internal laundry, large garden shed and a single parking bay
- Steps to express city buses and walking distance to Lane Cove's bustling Village hub
- Footsteps to bush trails leading to Tambourine Bay and Lane Cove River
- 300m to Jack & Co convenience store and local institution 'The Diddy' bowling club