



17 Kanangra Crescent Clontarf, NSW 5 2 2

### Captivating Charmer in Coveted Harbourside Setting

Beautifully and sensitively updated and offering both peace and privacy hand-in-hand with Middle Harbour views and incredible convenience, this charming 1930's home offers a seamless blend of period elegance and contemporary updates. Exquisite hallmarks of the home's era have been carefully preserved with soaring ornate ceilings, decorative cornices and architraves as well as leadlight windows sitting harmoniously alongside modern enhancements. An enduring elegance flows from room-to-room and out to level north-facing gardens and a paved entertaining terrace to create a captivating leafy haven in a well-connected Clontarf setting.

- Stunning living room with spectacular leadlight doors, exquisite ornate high ceiling with ceiling rose plus gas fireplace
- French doors from living room to outdoor entertaining terrace and private north-facing garden with level lawn and established garden
- Elegant shaker-profile all-white kitchen with centre island and stainless steel European appliances
- Original hardwood floorboards and plantation shutters throughout

**Price:** \$3,750,000



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Internal Living: 231 sqm  
External Living: 15 sqm  
Total Living Area: 246 sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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