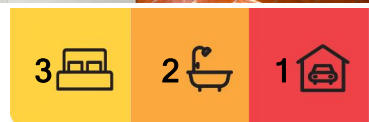




## Neutral Bay, 317 Ernest Street

UNDER OFFER - DEPOSIT TAKEN



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13JJFNN](http://ljhooker.com.au/13JJFNN)

**Contact**  
**Joseph Galea**  
0405 148 099  
[josephg@ljhbbs.com.au](mailto:josephg@ljhbbs.com.au)

A breathtaking juxtaposition of the past and the present, this late "Victorian" early "Edwardian" period home exquisitely celebrates its heritage grandeur, materials and historical context. Dramatic in scale, the residence reveals elegantly composed spaces gracefully reimagined to cater to contemporary family living. Set amongst manicured gardens, the home is a sophisticated sanctuary of style and tranquility. Placed opposite Cammeray Parklands and moments to Neutral Bay Shopping Village.

- Formal living reveals handsome architectural detail & fireplace
- Wrapped in luxuriant established gardens and verdant greenery
- Sun-soaked North West facing aspect
- Casual living flows to sunlit alfresco terrace and gardens
- Lavish master enjoying balcony, dressing room / walk in robe
- Upper level bedrooms appointed with marble fireplaces
- Patterned 4 metre ceilings, oak floorboards, fireplaces



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Brighton-Le-Sands**  
(02) 9599 1511



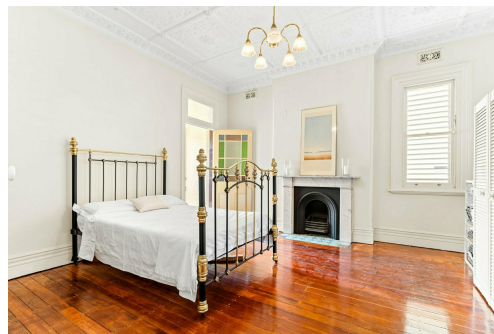
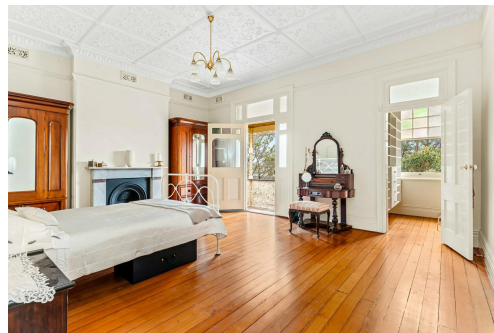
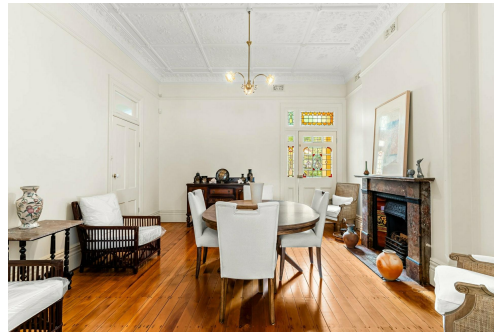
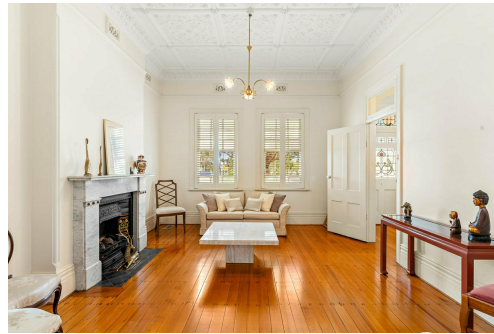
- Bi-fold glassed French doors & courtyard
- Secure single car off street parking

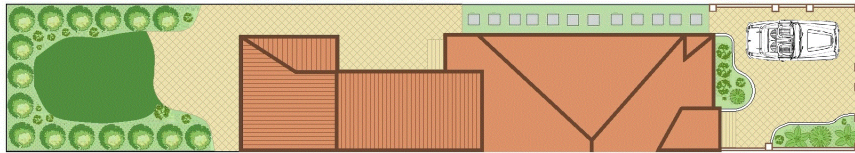
## More About this Property

Property ID	13JJFNN
Property Type	House
Land Area	291 m²
Including	Air Conditioning Alarm Fire Place Courtyard Balcony Deck Dishwasher Floorboards Fully Fenced Victorian style Edwardian style

Joseph Galea 0405 148 099  
Area Specialist | josephg@ljhbls.com.au

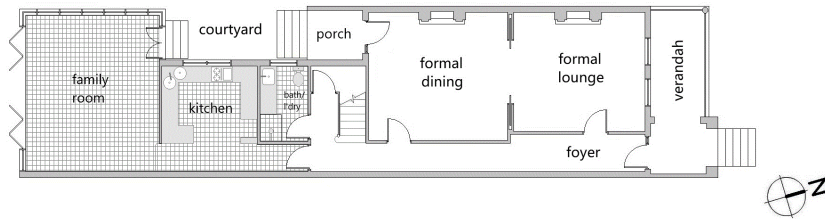
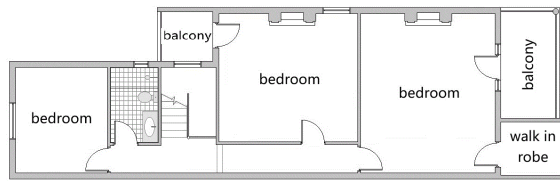
LJ Hooker Brighton-Le-Sands (02) 9599 1511  
331 Bay Street, BRIGHTON-LE-SANDS NSW 2216  
brightonnsw.ljhooker.com.au | info@ljhbls.com.au





## 317 Ernest Street Neutral Bay

To register to bid, follow the auction or  
view the On-Line listing...  
please use the below QR code



Total land area:  
Approx 291sqm

Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable.  
Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.



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