

3 Bayview Crescent Annandale

SABA

Location

The site is located in a premier position overlooking Rozelle Bay with views to the city and harbour bridge. It is well located to major car routes as well as the light rail, and buses service the area in close proximity. It is within walking distance of Federal Park as well as Jubilee Park

The site is on Bayview Crescent which provides access to houses on one side only and is closed to through traffic from the street. All properties enjoy the traditional New Years Fireworks and a constant panoramic view. Orientation wise the views are to the north and the roadway is sun drenched and punctuated with mature established trees. A Victorian Palisade fence is located on the northern boundary of the road on the northern and eastern side of the street where the levels drop off.

The dwellings in the street are primarily of the Federation Period and it is in a Heritage Conservation Area.

This Dwelling

An Inter-War Period dwelling constructed approximately 1929. Initially built as a two storey Duplex each containing a two-bedroom apartment. The building is called SABA as viewed on the pediment at the front of the dwelling.

The building was refurbished in 2010 and converted to a single dwelling. The refurbishment left the external fabric of the building unchanged, the internal layout modified to create a single dwelling. Features in the internal re-modelling were cognisant of the period architecture while allowing for modern convenience. In the rear courtyard the out buildings were demolished to create a entertainment courtyard with pergola sails and an outdoor bbq, and or for vehicle parking. There is a rear lane for vehicular access.

Distinguishing features are the Dark Brick common for the period and highly decorative leadlight windows, all of a bygone era.

The building is of brick cavity construction with the exception of the front bay which is of 230mm solid brick. Internal walls are of brick or timber stud wall construction.

The main roof is of Lysaght Kliplock profile metal roofing and others of Colorbond corrugated iron roofing

The front and side entry fence were newly constructed mainly from recycled bricks that came out of the internal walls. The design was to period as recommended by Council. The rear courtyard side and rear walls were also constructed of blockwork, rendered and painted.

The Upper Floor

3 bedrooms a Master Bedroom (with Bay views) and including an en-suite and two additional bedrooms and an additional bathroom. The rear bedroom features a balcony overlooking the rear Courtyard. All bedrooms have built in robes. All bedrooms are a comfortable size. Bedrooms also enjoy northern and/ or western sun and sky views. The two rear bedrooms enjoy recessed windows with deep sills.

The Ground Floor

The main living room is spacious with a front bay window featuring a window seat and views. Adjoining the living room is a smallish room suitable for a baby Grand Piano or a study/office.

Towards the rear is a laundry/toilet followed by the main entry and kitchen dining room which lead on to the rear courtyard.

New timber floor boards were laid and polished as well as a new internal timber staircase. All internal and external doors were new and featured Stainless Steel Parisi Hardware and SS Hinges. The front windows were replaced and the lead lights restored. The side windows were original double hung windows. The leadlight panel adjoining the staircase was a salvage item that was also restored and installed.

The courtyard is an entertaining area and/ or allows for vehicle parking which is a premium for this location. An 'Extenda Line' is available for clothes drying and spaces for garbage bins provided.

The front and rear courtyards had an irrigation system installed.

Other Features

The building has the following updated services

Electrical: a new 100-amp connection to the main, the building was rewired and a C-bus system installed which allows for programmed lighting as well as touch screen adjustment. Most lights have dimming facilities. An alarm system was installed (needs of an upgrade).

Electric Fans in all living spaces.

A speaker system (Boston Speakers) is connected to C-Bus which allows for interconnection from the living room to the family as well as all bedrooms and external speakers to the rear courtyard which allow for music to be played throughout the house or tailored to each space.

Plumbing was renewed within the dwelling and new stormwater lines laid within the property leading to the kerb.

Air conditioning to all bedrooms and living spaces which have individual controls. A single condenser unit is mounted on the wall of the dwelling to the rear courtyard.

A new gas line was laid from meter to hot water heating (Rinnai Infinity instantaneous gas hot water heater) as well as to cook-top and internal gas bayonets for heaters in the living spaces.

Security screens have been fitted to all easily accessible windows and all doors. The doors screens can be upgraded as insect screens with the installation of mesh. All Locks are Parisi with a double lock system (turn key barrel twice to lock or unlock) for added security.

An alarm system has also been installed.

A gas bbq was installed to the rear courtyard.

A TV antennae is installed on the building.

Council Approval

The refurbishment plans were approved by Council as well as all Building Inspections which are available on public record circa 2010.

Transport links

This property is in walking distance of the Light Rail Network which takes you to the CBD in one direction and on to Dulwich Hill in the other. The Bus station is down the steps at the end of Bayview Crescent close to the intersection of Johnston St and the Crescent. The Road network gaining access to Wes-Connex, the harbour Tunnell and the Anzac bridge is available from Johnson Street.

Note: This information is of a general nature and no liability is taken for the accuracy of the information. The buyer must carry out their own investigations and verify any detail.