

Potential view at the height of approx. 11



Large Single Level Family Residence with Superb Harbour and Bridge Views from Ground Level on Approx. 941sqm of Level Land

Sold

Spectacular views to the Harbour Bridge, Opera House, city skyline and North Sydney define this rare spacious single-level family residence set on 941sqm (approx.) level land in a tranquil blue-ribbon position on one of the highest points in Vaucluse. A rare opportunity to secure a classic mid-century home designed for grand scale entertaining with only two owners for many decades including a former consular residence. In a prime position for viewing New Years Eve fireworks across Sydney Harbour, the property impresses with its 2 wide street frontages, easy level access and private sunny gardens ideal for children.

With elegant mid-century hallmarks including large picture windows and 2.85m high ceilings, the house has a generous layout and beautiful harbour views from 2 spacious living areas, formal dining area and large entertaining terrace. Ideal for family living, the home features a wide entry hall, main king-size bedroom, 3 more bedrooms, 2 bathrooms, powder room, granite kitchen and casual dining area, opening to a covered alfresco entertaining area and large private garden. The easy flowing design provides space to entertain more than 150 people.

Additional features include b/in wardrobes, linen & storage cupboards, up-lighting in living and dining rooms, gallery style picture hanging rails, laundry (w toilet), clothes drying side courtyard, oversized double garage and 2 car spaces. Immediately liveable, the house has scope to update with personal style and/or extend with a second level (STCA) to maximise the spectacular harbour views. Prestigious location close to schools, a short walk to Rose Bay North shopping village and Vaucluse shopping village and close to Rose Bay village and ferries.

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Amenities

- 4 Garage

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- + Harbour Bridge, Opera House, CBD, North Sydney views
- + 941sqm approx. level land w private sun-drenched gardens
- + Dual occupancy possibilities for detached homes (STCA)
- + Grandly proportioned family residence w 2.85m high ceilings
- + Superb single-level design ideal for grand scale entertaining
- + Spacious living, dining & family rooms w spectacular harbour views
- + Living areas flow onto alfresco entertaining terrace w views
- + Granite kitchen and casual dining opens to garden
- + Main king-size bedroom, 3 more bedrooms, built-in wardrobes
- + 2 bathrooms (main w bath & separate shower), powder room
- + Built-in linen & storage cupboards
- + Fireplace, up-lighting, art gallery style picture hanging rails
- + Large laundry (w toilet) attached to double garage
- + Private sun-drenched level gardens, clothes drying courtyard
- + 2 wide street frontages, oversized double garage, plus 2 car spaces
- + Close to schools including Kambala and Kincoppal-Rose Bay
- + 5 minutes walk to Rose Bay North and Vaucluse village cafes, shops, supermarket
- + Short walk to public transport

Council Rate: \$ 741.03 per quarter

Water Rate: \$ 179.06 per quarter

Auction Tue 27th August 6.00pm

Domain Auction House Double Bay, 29-33 Bay St, Double Bay

View Thu & Sat 1.00 – 1.40pm

Twilight Open

8th August 5.15 – 5.45pm

15th August 5.15 – 5.45pm

22nd August 5.15 – 5.45pm

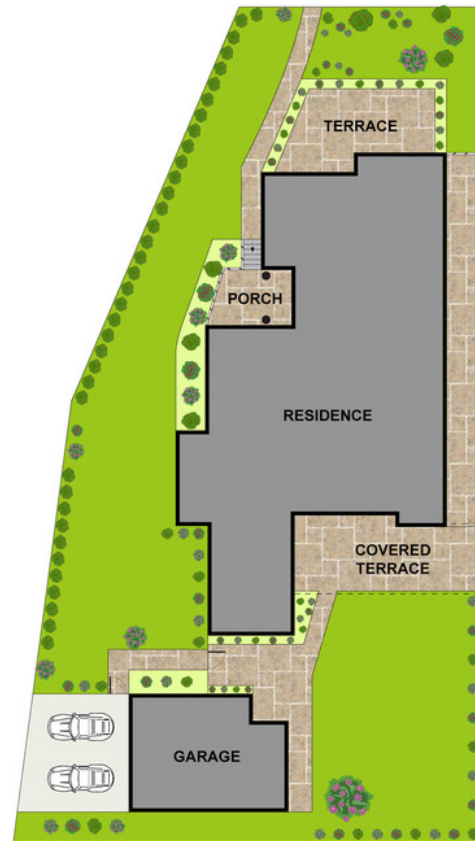
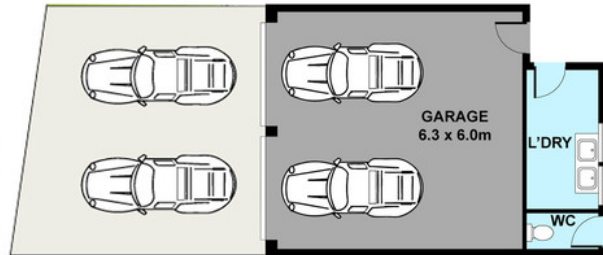
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Laing + Simmons Double Bay

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Double Bay



GROUND FLOOR



SITE PLAN
(NOT TO SCALE)



Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



