



## Spacious Family Living In Contemporary Residence With Pool, Level Gardens + Panoramic Views To City Skyline

Sold

In a prized dress circle position with panoramic views, this luxury 2-level residence has light-filled interiors flowing to landscaped gardens, alfresco entertaining areas and sun-drenched pool. Superbly created for spacious living with direct internal access to a secure double garage, the architect-designed home has light-filled interiors with sweeping views to the Woollahra slopes and city skyline. Built to discerning standards and completed in 2012, the house is meticulously designed with all bedrooms and living areas opening to the outdoors.

Invitingly peaceful and private with plenty of space for all the family in a well conceived layout including a luxurious master bedroom suite (w dressing room & ensuite), 2 more double bedrooms (w generous b/ins), 4th bedroom or office, 3 travertine bathrooms, family area, gourmet Bosch gas kitchen (w central island) and large living & dining areas opening seamlessly to an alfresco dining/barbecue area, level lawn and sundrenched pool.

The generously proportioned residence features a wide entry foyer, laundry, travertine floors, high ceilings, skylights, custom joinery, ducted zoned r/c air-con, gas barbecue bayonet, back-to-base security alarm and extensive under house storage. Set in a tranquil enclave, the property presents an elite lifestyle close to excellent schools, Double Bay village, Bondi Junction and the harbour.

- + Outdoor entertaining areas, wide balconies
- + Entry foyer w direct access to 2 car garage
- + Living & dining flow to bbq area, garden, pool
- + Family living area opens to private courtyard
- + Gourmet kitchen w central island bench
- + Bosch gas cooktop, wall oven, microwave
- + Miele dishwasher, integrated fridges/freezer



**Steven Zoellner**  
Principal

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### Amenities

- 2 Garage

- + Main bedroom with dressing room & ensuite
- + 2 more large double bedrooms w b/ins
- + 4th double bedroom or office (at entry level)
- + 3 travertine bathrooms, main w bath & shower
- + Laundry with washtub & built-in storage
- + Travertine floors, high ceilings, skylights
- + Ducted r/c air-con, back-to-base alarm
- + Secure remote-controlled 2 car garage
- + Prized address close to excellent schools
- + Minutes to Double Bay village & harbour

Council Rate: \$ 802.00 per quarter

Water Rate: \$ 198.89 per quarter

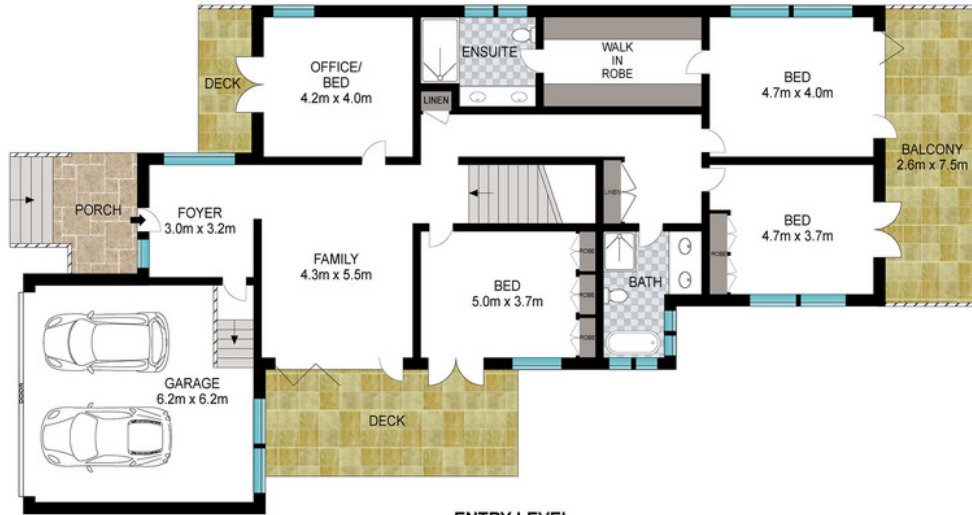
Expressions of Interest

View Sat & Wed 12.30-1.00pm

+ Steven Zoellner 0400 840 111

In Conjunction with Sydney Sotheby's International Realty

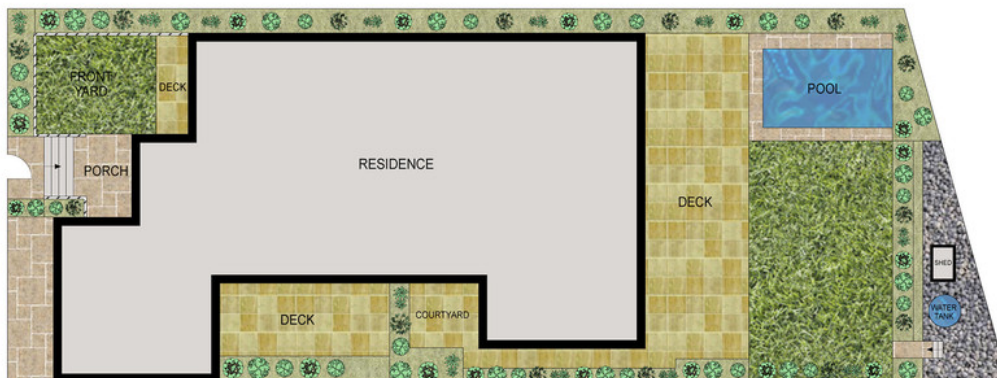
Michael Pallier 0417 371 522



ENTRY LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)

INT: 407 m<sup>2</sup>  
EXT: 198 m<sup>2</sup>



0 1 2 3 4 5

Scale in metres. 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.

