

10 Claude Avenue, Cremorne, NSW 2090



Sold House

Friday, 3 November 2023

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Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 873 m2

Type: House



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In a class of its own, this captivating Queen Anne Federation home has been masterfully recreated by Luigi Rosselli Architects. Enhancing its connection to elevated postcard views and to dual access on 873sqm of landholding, the home is bordered by classic wraparound verandahs and a 'treasure chest' inspired rear addition. Landscaping by Will Dangar is the perfect complement to the sandstone flagging, circular windows, and timber fretwork on the nostalgic facade. Displaying resort-style living at its very best, the heated swimming pool and adjacent level lawns are outlined by expertly layered gardens. Paying homage to its original architecture, soaring patterned ceilings remain within the formal rooms. Acting as a centrepiece within the formal lounge, the refinished feature fireplace is bordered by built-in seating on either side. A cluster of three pendants gently illuminate the lounge with a relaxing daybed underneath the leadlight bay window. Another daybed lines the wall of the casual living and dining with a leather upholstered banquette providing generous seating in the meals area. Artfully showcasing the very best of timeless design, extraordinary detailing throughout has created welcoming spaces that adapt to a family's ever-changing needs. Joinery personalised by soft curvature and luxurious upholstery provides a sense of permanency whilst maximising floor area and liveability. Centred around a 2.7 metre x 2.4 metre island bench, the open plan European kitchen is seamlessly integrated with a full suite of Miele appliances and endless inventive storage solutions. Sure to impress, unexpected views are showcased from the upper levels. Flaunting vistas across the harbour to the city skyline and Opera House sails, the elevated alfresco entertaining space opens off the family friendly TV room. Over delivering on accommodation options, elegant bedrooms stem off the wide upstairs hallway. The master adjoins a marble ensuite via a walk-through robe and boasts a custom dressing station and access to the restored veranda. Additional bedrooms are well serviced by an uplifting encaustic tiled family bathroom with freestanding bathtub. A versatile guest room graces the top floor complete with a private viewing balcony, streamlined storage and ensuite. Gracing a wide tree-lined street, remote access to the double garaging is via Guthrie Avenue at the rear. Become established within a peaceful yet supremely convenient enclave close to both Neutral Bay and Cremorne Junctions and handy to leading schools. Travel into the Sydney CBD in a matter of minutes, this enviable address is moments from city bus stops, ferry transport, waterfront walking trails and harbour beaches.

- A series of grand archways connect to an octagonal vestibule
- Gas fireplace and bay window in the executive office/6th bed
- Glam pendant light and fireplace in the ambient dining room
- Cleverly concealed TV and daybed in the central lounge room
- Four floor to ceiling sliding glass doors link casual living to terrace
- Louver enclosed terrace protected by an electric Velux roofline
- Miele 900mm oven, combi oven, gas cooktop, two dishwashers
- Walk-in pantry and integrated double door Miele refrigerator
- Kitchen joinery topped in slimline Stone Italiana and stainless steel
- 2.7m x 2.4m island with Vintec wine fridge and hidden storage
- Sculptural staircase links the entry level to the sleeping quarters
- Timber joinery in the TV room, French doors to viewing terrace
- Spacious master bedroom, walk-in robe lined in joinery
- Classic French doors open to balconies from all five bedrooms
- Penny round and marble tiles in the hotel-style master ensuite
- Playful kids' bathroom, marble topped vanity in 3rd bathroom
- Solar-heated pool secured by glass fencing next to the level lawn
- Wool carpets, bespoke balustrading and organic curvature
- Outdoor access from the laundry room with sink and storage
- Keypad entry to temperature-controlled subfloor wine cellar
- Ducted air-conditioning, ceiling fans, intercom and back-to-base alarm
- Double garaging and pedestrian gate off Guthrie Avenue
- 750m walk to Neutral Bay Junction, footsteps to city buses

*All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For more information or to arrange an inspection, please contact Geoff Smith on 0418 643 923, Geoff Allan on 0414 426 424 or Lewis Adams on 0413 572 441.