

**10 Venetia Street, Kangaroo Point, NSW 2224**



**Sold House**

Thursday, 26 October 2023

10 Venetia Street, Kangaroo Point, NSW 2224

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Tiffany Perez

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## Contact agent

Privately nestled in one of Kangaroo Point's most exclusive bayside enclaves, this gated luxury residence has been meticulously designed for effortless entertaining and family functionality. As you step into this contemporary residence you are met with an enviable north facing aspect, sun-drenched interiors, and stunning panoramic water views. Purposely designed to connect indoor and outdoor spaces, the open plan gourmet kitchen and dining area is framed by floor to ceiling glass doors leading to a sprawling outdoor entertaining terrace overlooking manicured gardens and lush level lawns. Glass slider windows frame the chic living room where artwork is not necessary, peaceful panoramas of the bay is enough. Boasting three spacious bedrooms each with individual outdoor access, plus a sizeable media room or fourth bedroom. The master suite overlooks the beautiful backyard and includes a walk-in-robe and deluxe ensuite complete with a roman bath. An exclusive gated entry leads to an oversized double garage with internal access. Peacefully positioned within a blue-ribbon locale, and only moments to Southgate Shopping Centre, this unique opportunity would also suit the discerning downsizer who values security, privacy, space and a prestigious bayside lifestyle. - Open plan dining and gourmet kitchen with Miele appliances- Huge outdoor terrace overlooking lush gardens- Living room fit with custom joinery, custom library wall, cosy gas fireplace & study- Master suite overlooks yard and includes walk in robe, ensuite with roman bath- Media room or guest/fourth bedroom- Internal laundry with stone benchtops and ample storage- Automatic gated entry, oversized double lock-up garage plus additional off-street parking- Sprawling level grass lawns and manicured gardens with irrigation system- Clipsal home automation, ducted air-conditioning, security intercom, keyless entry- Moments to Southgate Shopping Village & transport, under 25km from the CBD and situated in a sought-after enclave

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