

**10&11/11-27 Carabella Street, Kirribilli, NSW 2061**



**House For Sale**

Tuesday, 6 February 2024

10&11/11-27 Carabella Street, Kirribilli, NSW 2061

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



David Gillan  
0411255914



Ben Markos  
0419018500

## Contact - David

Completely detached from other apartments within the boutique Federation development 'Ormiston', these two whole floor duplex style residences form a separate standalone building whilst still benefiting from being part of a small well-run strata. A rare opportunity to buy both in one line, there is exciting potential to transform into a single freestanding family home, subject to relevant approvals, or to live in one residence and lease out the other. Channelling harbour cameos towards the east, each residence welcomes natural light from all four aspects. Offering spacious accommodation options, elegant lounge rooms connect to light-filled dining rooms and family friendly kitchens. Three bedrooms feature on the ground floor and on the top floor, both apartments are serviced by two bathrooms. Retaining much of its nostalgic charm, lofty proportions have been cleverly highlighted through innovative and timeless updates. Masterfully renovated, apartment 10 showcases striking custom joinery, a marble encased Jetmaster fireplace and two designer bathrooms. An ensuite to be envied, the bathroom off the master bedroom exudes elegance through its custom vanity centrepiece and use of marble, and brass. The ground floor residence has direct garden access and opens to a private courtyard from the versatile third bedroom or home office. Upstairs offers fabulous versatility within its three bedroom plus study layout, there is also a flexible multipurpose space overlooking the idyllic streetscape. Two quality bathrooms service apartment 11 along with an internal laundry. Both apartments provide potential to continue further renovations and extensions subject to relevant approvals. With the possibility to purchase just one of the two residences on offer as well, this is a rare opportunity to capitalise on proximity to both the harbour and the city. Part of an exclusive harbourside precinct neighbouring both the Prime Minister and Governor General's residences, this home is also just a short walk to ferry wharfs, Kirribilli village, leading schools and Milsons Point Station. Lifestyle, convenience and investment opportunity abound.

- Adjoining living and dining, filtered harbour views
- Kitchens enjoy dual aspects and leafy outlooks
- Both kitchens with gas cooking and dishwashers
- Built-in robes and clever storage solutions throughout
- Luxe marble personalising the renovated bathrooms
- Air-conditioning, whole floor allows for cross breeze
- Keypad access into the paved courtyard garden
- Double lock-up garage (garaging for each dwelling)
- Handy visitor parking available within 'Ormiston'
- Benefit from shared strata maintenance expenses
- 150m to Kirribilli Wharf, 180m to Lady Gowrie Lookout
- 700m to cafes and shops, 800m to train station
- Travel into the city centre in less than 10 minutes

Open for Inspection:  
By Appointment Only  
For more information, please contact David Gillan 0411 255 914 or Ben Markos 0419 018 500.\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.