

106/177 Russell Ave, Dolls Point, NSW 2219

ABODE

Sold Apartment

Monday, 14 August 2023

106/177 Russell Ave, Dolls Point, NSW 2219

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Contact agent

Located in the luxurious ORA building offering beautifully crafted interiors this apartment is a perfect fusion of designer luxury and sophisticated low maintenance living. Bathed in natural sunlight with oversized living flowing seamlessly to multipurpose entertaining terrace. Positioned in a stunning location offering picturesque views. This apartment enjoys consummate blend of practicality, artisan details, luxury finishes and traditional craftsmanship. Constructed by award winning developers HELM, Ora was recently awarded the finest medium density building in NSW by the Urban Development Institute of Australia in their 2022 Awards for Excellence.- developed by the winner of the 2020 and 2022 UDIA National Award for best medium-density development in Australia and the developer of Bayview & Encore at Ramsgate Beach- the gourmet kitchen has a practical island bench, Caesar/Quartz stone slimline bench tops, Spanish neolith porcelain splashbacks, a combination of timber veneer and polyurethane joinery and oversized pantry- equipped with Miele appliances, including a pyrolytic self-cleaning oven and an externally-ducted rangehood that removes all trace of cooking odours from the apartment- in addition to the generously sized living room, this apartment benefits a private home theatre which is physically and acoustically separated from the main living and dining areas- ideal for working at home, enjoy the study nook with built-in joinery, overhead polyurethane cupboards, under-bench drawer and power and phone points for high speed internet connection- generous main bedroom has been designed to accommodate a king size bed with picturesque park views, while the second and third bedrooms accommodate queen size beds- the luxurious ensuite features heated flooring and towel rails, vanity benchtops with twin under-mount basins, high quality Italian or Spanish vitrified floor and wall tiles, ergonomically designed overhead cabinetry with frameless glass mirrors, Villeroy and Boch or Parisi sanitary-ware, generous showers with rain drenchers and hand held shower wands, and a luxuriant stand-alone bath- internal laundry room and additional storage space including overhead cupboards, built-in custom joinery benches with Caesar/Quartz stone benchtops, splashback and a stainless steel tub- car parking is contained within a secure two level basement. This apartment enjoys double lockable garaging with auto entry garage doors and storage (approx. 43sqm)- ideal park side location with direct access to Cook Park and Dolls Point Beach- pet friendlyStrata approx. \$1852 pqCouncil approx. \$371 pqFor more information or to arrange a private inspection contact Suzanne Hibberd on 0414 344 222*Photography displayed is actual for one of the apartments in the Ora building, with an identical floorplan located on a higher level