

# 11 Poate Road, Centennial Park, NSW 2021

PPD REAL ESTATE

## Sold House

Thursday, 14 September 2023

11 Poate Road, Centennial Park, NSW 2021

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Alexander Phillips  
0283551117



Kenji Fukushima  
0408076899

## Contact agent

Classic elegance meets cutting-edge design in this parkside residence bringing a bold new dimension to terrace living in a tucked-away enclave just up from the world-class Allianz Stadium on the edge of Paddington and Woollahra villages. Built and finished to discerning standards, Graham Humphrys Architects drew inspiration from the natural beauty and textural qualities of neighbouring Centennial Park with a nod to the grand 19th century terraces on Lang Road while delivering a thoroughly contemporary and incredibly versatile family residence. Opening to a private north-facing entertainer's haven and featuring a separate studio above the double garage, the five-bedroom home is crowned with a whole-floor parents' retreat with expansive views over Fox Studios to Botany Bay that are magic at sunset. A material palette of natural stone, timber and glass is complemented high-end finishes while a creative three-storey layout offers spaces to live, work or entertain in a cosmopolitan lifestyle hub just 550m to the Paddington Gates to the park and 800m to Woollahra village.

- \*?Landsaped forecourt with water garden\*?
- \*?Dual access block, north to rear aspect \*?
- \*?Stylish entry, leather-clad feature wall\*?
- \*?Polished hardwood floors, stone finishes\*?
- \*?Internal lightwell, optimal light/airflow \*?
- \*?4 double bedrooms with a deck or terrace\*?
- \*?Parents' retreat with a study and ensuite \*?
- \*?Sunset terrace with views to Botany Bay\*?
- \*?Whole-floor living and entertaining space\*?
- \*?Lounge/sitting room with feature window\*?
- \*?Marblo kitchen with European appliances \*?
- \*?Fluid open plan living and dining space \*?
- \*?Bi-folds to a north-facing tropical oasis\*?
- \*?Travertine courtyard with barbecue area\*?
- \*?3 stylish bathrooms, Actron ducted air\*?
- \*?Separate laundry, guest powder room\*?
- \*?Light-filled studio suite (private entry)\*?
- \*?Double auto lock-up garage with storage \*?
- \*?Stroll to Oxford St and Woollahra village\*?
- \*?Walk to the park and Entertainment Quarter\*?
- \*?500m to Allianz Stadium and the SCG\*?
- \*?Easy access to the city and surf beaches