

# 12 Ogilvy Road, Clontarf, NSW 2093



## House For Sale

Friday, 14 June 2024

12 Ogilvy Road, Clontarf, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 936 m<sup>2</sup>

Type: House



Michael Clarke  
0299773300



Cherie Humel  
0299773300

## Auction

Hoisted high above the street to maximise breathtaking Middle Harbour panoramas stretching from Chinamans and Balmoral Beach to the city skyline, this immaculate dual-level character home offers an unmissable opportunity to fashion a designer trophy home (STCA) in one of the area's most exclusive harbourside cul-de-sacs. Generously proportioned and vibrantly light-filled, it features living spaces flowing to harbourside decks on both levels plus a near-level north rear garden sanctuary with a sparkling pool. Placed on 936sqm of established landscaped gardens with handy rear street access, its tranquil, whisper-quiet setting is only footsteps to the picturesque Castle Rock Beach and within a short stroll of the local primary school and Tania Park. \* Move straight in and redecorate, reconfigure or redevelop (STCA), the views and location are simply sublime\* Positioned up high towards the rear of the block to optimise the views and provide near-level access from the rear\* Generous light-filled living space and the large dining room soak in the views and open to a harbourside deck \* The extensive entertainers' deck takes in mesmerising harbour and city views and wraps around to the rear garden \* Upstairs family room and an adjoining verandah share panoramic views, harbour-view sunroom/home office \* Tidy kitchen with ceramic cooktop and dishwasher, spotless bathrooms, ample basement storage\* Spacious bedrooms, three have built-ins, palatial main with walk-in robe, ensuite and stunning views \* High ceilings, big bay windows, timber flooring, full brick downstairs propped up on a sandstone base \* Covered rear deck and level lawn area with a pool screened by conifers, harbour-view courtyard at the front \* The Manly Scenic Walkway and Castle Rock Beach are only metres away at the end of the street\* Eight minute stroll to the primary school, Tania Park or Clontarf Beach, moments to Stockland, Manly and the city\* Private driveway access from Cutler Road to a carport, massive basement area could convert to an office Council: \$4,465pa approx. Water: \$686pa approx.