

# 12 The Barbette, Castlecrag, NSW 2068



## Sold House

Saturday, 2 September 2023

12 The Barbette, Castlecrag, NSW 2068

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 771 m<sup>2</sup>

Type: House



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## Contact agent

Flawlessly crafted to embrace everything Castlecrag has to offer, this idyllic family home is spread over two expansive levels, spilling out to an array of secluded resort style entertaining areas. Natural light spills into the interiors making the most of the north facing aspect, while full height windows and doors create a seamless extension between the indoors and the out. Architecturally designed with the modern family in mind and adaptable across multiple life stages, the intuitive layout with living and entertaining on the upper level and cosy bedrooms downstairs, creates an ambiance of pure understated elegance. Perfectly oriented to take in the natural bushland surrounds to the rear and the landscaped tropical gardens, saltwater pool and Bluestone paved entertaining at the front. Accommodation includes four generous bedrooms each equipped with a built in wardrobe and private outlook. There are three chic bathrooms plus an upstairs guest powder room. The luxurious master offers direct access to the pool, designer ensuite and spacious walk-in robe with fresh air filtration. Completed by a separate, dedicated home office or versatile gym, Daikin split system air conditioning and a suspended Aurora wood or ethanol fireplace, the property has recently been upgraded with a 6.6KW solar power system and Chargefox EV switch in the garage. Tucked away in a highly sought after prestigious dress circle with no through traffic, this outstanding location is just 10km to the CBD. With direct access to Watergate Reserve, its an easy 1km stroll to Edinburgh Road shopping and buses and within easy reach of the areas leading public and private schools.

- Sunken lounge room extends through sliding doors to outdoor entertaining deck
- Satin polished Brushbox timber floors, 360 degree heat from fire and Daikin air con
- Spacious chefs' kitchen with stone benches, dishwasher and gas appliances
- Four bedrooms on the ground floor with built in robes and plush wool carpet
- Multiple alfresco entertaining zones with lighting and automated irrigation
- Sleek bathrooms and laundry all with underfloor heating and chrome tapware
- Mineral salt pool with chlorinator and Polaris cleaner, Spotted Gum sun deck
- Tropical and native landscaped gardens, with sandstone and Bluestone paving
- Auto double lock up garage with EV charge point, access to home office space
- Brand new solar electricity system consisting of 15 panels achieving 6.6KW of power

\*All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For more information or to arrange an inspection, please contact Stewart Gordon on 0409 450 644