

**12B Greycliffe Avenue, Vaucluse, NSW 2030**



**House For Sale**

Thursday, 16 May 2024

12B Greycliffe Avenue, Vaucluse, NSW 2030

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Alan Fettes  
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Elliott Placks  
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## Auction

Every once in a while, a truly rare opportunity is presented to the marketplace. With its unparalleled luxury and exclusive setting across from Nielsen Park and a stroll to Shark Beach. This remarkable duplex by POCO Designs is one of those moments. Architecturally crafted to exacting standards, it has been meticulously crafted with artisan materials that elevate the interiors to a refined level of sophistication and comfort. Boasting an oversized floorplan spread across two sweeping levels, blanketed in herringbone floors and showcasing polished plaster walls, this epic abode showcases multiple living zones and stunning alfresco entertaining complete with an infinity edge pool. The appointments are luxe, from the kitchen to the marble bathrooms; the accommodation lavish; and the features impressively state-of-the-art, resulting in a contemporary family sanctuary that is destined to impress even the most discerning of buyers. Placed less than a 5-minute drive to the elite Kincoppal and Kambala schools, it's also minutes from the restaurants and ferries of Watsons Bay. • 4 bedrooms, 4.5 bathrooms with internal access to secure double lock-up garage with storage space • Sweeping open living and dining zone showcases an array of hand crafted and custom built fixtures • Sun washed entertaining patio with a full terrazzo kitchen and bbq plus glass-walled infinity edge pool • Lavish lounge/media room fitted with micro cement TV in-lay and Italian marble Calacatta wall draw • Beautiful Italian marble kitchen equipped with Wolf, Liebherr and Gaggenau appliances plus butlers' pantry • Luxurious designer bathroom with marble vanity and fluted glass rainfall shower, additional opulent w/c • Sumptuous accommodation comprises plush double sized bedrooms fitted with large built-in wardrobes • Designer main suite reveals large walk-in, bespoke fittings and stunning Calacutta marble ensuite bathroom • Custom designed and built glass lift with Calacatta marble floors services garage to both levels • Air conditioning, surrounds sound, video intercom, CCTV, unique showpiece designer lighting • Perfectly situated across the road from Nielsen Park and 190m stroll to the stunning Shark Beach • Easy stroll to a further selection of exclusive harbour beaches, minutes to Vaucluse village shops Ray White Double Bay - The Team of Professionals You Deserve Our recommended loan broker [www.loanmarket.com.au/daniel-pym](http://www.loanmarket.com.au/daniel-pym)