

**14/11 Varna Street, Clovelly, NSW 2031**

PPD REAL ESTATE

**Sold House**

Saturday, 18 November 2023

14/11 Varna Street, Clovelly, NSW 2031

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Combining the feel of a house with the convenience of a townhome, this stylish designer residence is secluded from the street in a tightly held collection affording a wonderful sense of peace and privacy on the edge of Varna Park. A family friendly layout, sunny north aspect and custom designed interiors make an ideal alternative to a semi or terrace, but it's the award-winning garden featured in House and Garden and created by Barbara Landsberg of Landsberg Gardens that steals the show. The cascading garden features a sequence of spaces for entertaining, relaxing or seeking quiet retreat with a bespoke Corten-steel ladder stairway and outdoor lighting creating a magic ambience by night. One of only 19 residences set amid manicured gated grounds, the two-bedroom home features a private entry and direct level internal access to double security parking adding to its house-like feel. A fantastic setting between the village hubs of Macpherson Street, Frenchmans Road and Charing Cross offering a lifestyle of convenience and an easy stroll to Bronte's surf culture and the sheltered waters of Clovelly Beach.

- Garden complex on the edge of Varna Park
- Meticulously renovated with a sophisticated feel
- Spacious multi-purpose storeroom
- Extra-wide engineered French Oak flooring
- Stylish entry, Florence Broadhurst wallpaper
- 2 upper level bedrooms both with custom built-in robes
- Reverse cycle air-conditioning throughout
- King-sized main bedroom with an ensuite
- Sunlit living room with a bay window seat
- Custom-designed joinery/media cabinetry
- Smartstone chef's kitchen with a generous breakfast bar
- Siemens gas cooktop, Smeg oven and Miele dishwasher
- Mermaid tile splashback, Blum cabinetry
- Dining opens to a private entertainer's haven
- Built-in gas barbecue and a custom outdoor daybed
- Cascading gardens, herb patch and sun terrace
- Automatic watering system for gardens
- Family bathroom with a bath and shower
- Lower level separate internal laundry
- Gas heating bayonet and plantation shutters throughout
- Direct internal access to double security parking
- Built-in ironing centre
- Secure visitor parking, video intercom security
- Clovelly Public School catchment, stroll to vibrant cafes and restaurants
- 850m to Woolworths Metro and Iggy's Bread