

# 15 Clairvaux Road, Vaucluse, NSW 2030



## House For Sale

Wednesday, 3 April 2024

15 Clairvaux Road, Vaucluse, NSW 2030

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



ZAC RABIN  
0291674999

## Buyers Guide \$6,400,000

A gorgeously expansive freestanding family home of space and light, this tri-level, 5-bedroom residence is perfectly positioned to enjoy a wonderful sense of peace and privacy, complete with wide-ranging views, LUG for 2, and sun-washed pool zone. Nestled on a coveted quiet street within easy reach of the Vaucluse village shops and Rose Bay, its coming-to-market represents a stunning opportunity for the discerning new owner, excellent as-is but with huge scope for a bespoke makeover to craft something truly special in a sought-after locale (STCA). With wide street frontage, lush gardens lawn framed by mature trees invite entry to the elevated N-facing home, a lower living level bathed in sun with a delightful leafy outlook. A formal living area is an outstanding space with high ceilings and polished original floorboards, with an adjacent sitting room also gazing to the north. A large dining room at rear opens to a deck which overlooks the magnificent rear pool zone, whilst a wide kitchen features gas cooking, stone benches, and eat-in component. The upper accommodation level is a radiant area featuring light-filled master bedroom with b/in robes and direct access to a house-wide balcony, as does the excellent 2nd bedroom, also with b/ins. The 3rd bedroom meanwhile features a private terrace to the rear and a 4th presents sweeping views as far as the CBD and Sydney Harbour Bridge. Two upper bathrooms are convenient amenities, with living-level powder room also a handy inclusion. Highlighted by the extensive sun-drenched rear outdoor zone, featuring entertainers' courtyard and pool all bordered by mature trees and gardens, this is an outstanding home. With the lower level presenting internal access to the huge LUG plus a generous laundry with adjacent flexible-use space perfect for use as a studio, workshop, or "man cave", this home offers an array of options. There is massive scope for a full renovation to craft a magnificent modern home whilst also offering potential for a full rebuild, capitalising on the large block to create something to be proud of (all STCA). Just minutes to shopping, cafes, schools, the harbour, and Bondi Beach, this is an exciting opportunity in a tightly-held neighbourhood, ready for the new owner to embrace. - Large 5-bedroom family home with sunny pool - Over 3 levels w/ large LUG, views to CBD, Bridge - N-facing lower living zone and front sitting room - Rear dining space flows to deck, district outlook - Huge kitchen, live gas cooking, stone benches - N-facing main bed w/ b/ins, front balcony access - Radiant 2nd bedroom also w/ b/ins, front balcony - 3rd bed feat. priv. terrace, 4th w/ sweeping views - Handy powder room plus 2 full upper bathrooms - Lower laundry, flex-use space, access to large LUG - Sun-washed rear courtyard, pool + grassed yard - High ceilings, f/boards, huge block, fine gardens - Scope for revamp, remodelling or rebuild (STCA) - Wide block, chance to craft superb home (STCA) - Mins to Vaucluse village, Rose Bay, cafes, schools