

**15 Ilma Avenue, Kangaroo Point, NSW 2224**



**House For Sale**

Wednesday, 12 June 2024

15 Ilma Avenue, Kangaroo Point, NSW 2224

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



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## Contact Agent

Situated on the Kangaroo Point peninsula, this exceptional home offers sweeping views of the Georges River. Boasting a prime north-facing position, it includes its own jetty, pontoon, and boathouse. Combining innovative design with modern functionality, this residence sets a new benchmark in architectural excellence. Meticulously crafted details, with solid brick and concrete seamlessly connecting indoor and outdoor spaces, create an elegant array of living areas. With expansive water views and exclusive leisure amenities including an in-ground swimming pool, deck, private jetty, and pontoon, this home is expertly designed for modern living and entertaining. Tucked away at the end of a private cul-de-sac, it offers convenience with proximity to Southgate Shopping Centre, Westfield Miranda, and Kirrawee South Village.

**Property Features:**

- Magnificent multi-level masterpiece showcasing sleek design and architectural elegance
- Prominent north-facing aspect in one of the Shire's most sought-after waterfront locations
- 180-degree panoramic views of the Georges River
- Modern kitchen with stainless steel appliances and beautiful granite countertops
- Open plan living area with a combustion fireplace
- Four bedrooms plus an additional fifth bedroom or study
- Master suite featuring wide water views, a generous walk-in robe, and a spa ensuite
- Spectacular in-ground swimming pool
- Double garage with internal access, solar panels, and air conditioning
- Entertaining pavilion with kitchen and bathroom, which can also serve as a fully self-contained apartment, along with a deepwater jetty.

**Disclaimer :** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.