

16 Wingecarribee Street, Berrima, NSW 2577



Sold House

Monday, 28 August 2023

16 Wingecarribee Street, Berrima, NSW 2577

Bedrooms: 7

Bathrooms: 4

Area: 2837 m2

Type: House



Sarah Wotton

0412338891

\$3,700,000

Occupying a prized location in the fabulous village of Berrima, 'No 16' offers an alluring lifestyle befitting its significant design pedigree. The Georgian-style façade provides the desirable nod to the integrity of the locale and is evocative and romantic at first glance. As it unfolds, this house continues to deliver the goods with pizzazz and panache -the pavilion style construct offers a generous bedroom wing with loads of amenity and then reveals itself to great aplomb -a stunning open plan living and dining area which will impress those with the most discerning of design sensibilities. Copious amounts of natural light, a generosity of scale and a seamless visual and physical relationship to the garden are stand-out features. Focused to the north and the stunning magnesium pool, this is a breathtaking property for those seeking quality, style, and depth. The second dwelling - a fully independent two bedroom home is itself a stunning addition to the landscape and opens up great flexibility to the property as a whole. Private and separate enough to be used as holiday or permanent accommodation or used as an adjunct to the main event -the choices are endless. Pop through the garden gate and over the reserve to the vast delights on offer in the village itself -Eschalot restaurant, Berrima Bakehouse, Josh's café, the Berrima Vaulthouse, the Michael Reid Gallery and a handful of other jewels on hand including the Berrima river and associated walks. A glorious life awaits! Property Features: - House and cottage both designed by Tina Tzialis architect and Jess Hunter interior designer.- Zoned inslab hydronic heating throughout the polished concrete flooring- Streamlined kitchen has a draw down exhaust fan as well as Miele electric stovetop, two Neff electric underbench ovens and a Neff integrated dishwasher with a four-meter-long island bench with Dekton bench top and Italian cabinetry- Wine cellar room and study nook adjacent to kitchen- Fabulous mud room/ butlers pantry/laundry with generous amounts of storage, external access pully maid, and drop down attic ladder to lined storage space- Five bedrooms in total four of which feature mirrored built in wardrobes with the primary bedroom boasting a walk through robe into ensuite - Shared ensuite between two bedrooms, separate bathroom, powder room and an ensuite in primary suite- Sliding stacker doors open to the north focussed generous covered entertaining area with double glazing featured throughout the property- Primary suite features a private courtyard, walk in robe with underlit sensor lighting, ensuite with stand alone bath tub, rainshower shower head and oak cabinetry- European handmade linen curtains - Veggie patch turned olive grove, stunning native plantings and designated fire pit area.- Heated magnesium pool with lights with retractable pool cover- Alfresco entertaining area with large ceiling fan- Cheminees Philippe fireplace with 2 opening doors- The cottage features a generous open plan kitchen, laundry, two bedrooms with built in wardrobes, and bathroom. Reverse cycle air conditioning and double glazing throughout.- This property is independently accessed and fully fenced and has rear pedestrian access to the reserve and village at rear.- Plenty of off-street parking with concrete parking slab at entrance to cottage with integrated storage void- Approved DA's for a pool pavilion, extension to main bedroom for additional walk in robe as well as carport for cottage. Full landscape master plan from Tempest landscapes available (partially realised)For more information on this very special property, please contact Sarah Wotton on 0412 338 891 or Leila O'Brien on 0448 950 444.