

# 165 Macpherson Street, Bronte, NSW 2024



## House For Sale

Tuesday, 6 February 2024

165 Macpherson Street, Bronte, NSW 2024

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Type: House**



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## Saturday 9th March

A commanding setting on the doorstep of Bronte Beach affords sweeping due north views over the beach and ocean to Ben Buckler from both levels of this freestanding beach house. One of only a handful of homes accessed via a private driveway off Macpherson Street, this coveted seaside setting is a breezy 500m down to the beach, ocean pool and buzzing cafe strip. Perched high for privacy and capturing the ocean breeze, the four-bedroom home features a self-contained studio apartment with a private entry making it ideal for teen, guest or au pair accommodation or as an income earner. Available for the first time in over 30 years with only ever two owners, the impeccably maintained home has been designed to tread lightly on the environment with a 4.2kW solar power system and battery as well as solar hot water. Keep an eye on the surf and watch the ocean spectacle from the north facing balcony, relax in the established gardens with a sequence of private spaces to entertain or seek retreat or stroll down to the beach action and enjoy the good life in this coveted pocket of Bronte.- A perfect north aspect, panoramic views- Never-to-be-built-out beach and ocean views- Exclusive enclave, private driveway access- 4 double bedrooms plus a separate study- King sized main bed with an ocean outlook- North facing sunroom, 2nd bed with ensuite- Whole-floor living space, parquet flooring- Huge sun-drenched living and dining rooms- North facing balcony, awe-inspiring views- Beautiful by day, dazzling backdrop by night- Quality gas kitchen with new appliances- Sitting/casual dining opens to a terrace- Established native and succulent gardens- Private flagstone entertainer's courtyard- Tranquil fish pond and 1800L rainwater tank- Self-contained apartment with private entry- 14 Silhouette solar panels with optimisers- Solaredge Inverter with smartphone monitoring- Solar hot water system- Auto garage with storage and Tesla battery- Pathway access down to the sand and surf- Clovelly Public School catchment area- Moments to St Catherines School- Stroll to cafes and express city transport