

2 Windsong Way, Boat Harbour, NSW 2316



House For Sale

Wednesday, 12 June 2024

2 Windsong Way, Boat Harbour, NSW 2316

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Aramis Pincovai

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AUCTION 12/7/24

Nestled atop a commanding granite plinth, this architectural masterpiece is a showstopper. Designed to capitalize on its position, it embraces seasonal shifts in wind and sun while capturing alluring ocean views from every angle. This home is an absolute must-see and truly one-of-a-kind. Encompassed by stunning cacti and succulent garden beds and a natural rock landscape, this solid concrete home perfectly balances lush greenery with arid elements, blending structural elements with warmth and welcome. Passing through the commercial-grade doors and an abundance of glass, you'll be greeted by stunning and high-functioning polished concrete floors. Underfloor heating is found throughout the middle and top floors, while the home has been designed to make the most of the sun's aspect year-round, with certain areas trapping thermal mass during winter. The clever use of louvre windows and a covered wrap-around alfresco ensures the home stays cool in summer. The open-plan living and dining room is focused around the water views, allowing you to enjoy sights of beaching whales, passing ships, and the many moods of the Pacific Ocean from the comfort of your own home. The kitchen features a beautiful bamboo slab island bench with ample drawers and cabinets, a Gaggenau oven, induction cooktop, and a bank of louvres looking out to the grassy gardens at the rear. Multiple doors lead to the covered alfresco, designed for year-round enjoyment, while the Dragonblood trees create a dramatic backdrop and ensure privacy. The view is perfectly framed and must be witnessed to be appreciated. The staircase is an artwork in itself, with beautiful glass and solid bamboo slab treads leading to the 'penthouse suite' level. The master bedroom privately occupies the entire top floor, featuring a large ensuite with a dream bath, a large walk-in robe, ample space for a king bed, and heated polished concrete floors throughout. The louvre windows on two aspects trap winter sunshine, welcome summer breezes, and capture a water view of Boat Harbour Bay. On the lower floor, you'll find two spacious bedrooms on the northern aspect, both with ceiling fans, plantation shutters, polished concrete floors, and adjacent access to the main bathroom. A laundry on this level has a door leading directly to the private wrap-around yard, a perfect space to roll out a blanket and get lost in a good book in the sunshine. The quiet laneway accesses the off-street parking and double garage of the home, spacious enough for modern four-wheel drives and allowing extra storage for all the beach gear. A moment's stroll from this home could lead you to the calm Boat Harbour Beach with a boat launch ramp, Kingsley and Little Kingsley beaches, a kids' playground, an off-lead dog park, whale watching platforms, and the Tomaree Coastal Walk. Boat Harbour is a true gem on the Australian coastline, rich in natural features with an essence of escape while being mere minutes away from everything you could want or need. The home has an underground water tank, solar panels, and has been designed to be energy efficient and the gardens minimal maintenance in nature. This is a home you could lock and leave if you like to travel or if you want more time to enjoy this incredible area. Stunning from every angle and truly one-of-a-kind. Do not hesitate, as this one will not last. Contact our friendly sales team to book your private viewing or to find out more.