

21 Ilma Avenue, Kangaroo Point, NSW 2224

House For Sale

Wednesday, 20 March 2024

LUXE AGENCY
— BY MAURICE MAROON —

21 Ilma Avenue, Kangaroo Point, NSW 2224

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 2200 m2

Type: House



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Nestled on the cusp of Kangaroo Point peninsula, this absolute waterfront estate unveils a statement of undeniable luxury on a sprawling 2,200sqm block. Arguably the best waterfront blocks in the South. Artfully merging innovative design concepts with modern functionality, newly painted and fresh new flooring in this extravagant tri-level home sets a new benchmark in architectural excellence. Entirely meticulous in every aspect, its opulent interiors reveal a bespoke aesthetic with floor-to-ceiling glass, seamless in/outdoor immersion and an elegant sequence of living zones. The backyard creates a tropical entertainers' oasis and park life grounds, great scope for soccer field or tennis court (S.T.C.A). Complete with sweeping water views and private leisure facilities including a swimming pool, deck, sauna, games room, private jetty and pontoon. Expertly constructed to ensure state-of-the-art living and entertaining, the residence is nestled at the end of an exclusive cul-de-sac and located minutes from Southgate Shopping Centre, Westfield Miranda, and Kirrawee South Village.

Luxe Points:- Master built solid brick and concrete construction exudes an immediate sense of brilliance with its high-sloped ceilings and walls of glass- Streamlined living space features an in-built bar and a fireplace, home study and rumpus, as well as a self-contained games room- Desirable northerly orientation ensures day-round sunshine over the calm waters- Flawless in/outdoor transition to an all-season balcony, enhanced with an iron-lace balcony- Automatic shutters, automatic vergola with a sensor, space for barbecue/woodfire oven- Fitted with Control4 Automation for lighting and security control at your fingertips and a 24kwh Solar System- Resort-inspired salt-water swimming pool and surrounding deck, ideal space to entertain, including programmed scenes to automatically manage garden lights at sunset and all lights off button- Features a Swedish sauna and deep waterfront garden and yard adjoins the private jetty and pontoon- Five plush bedrooms and four exquisite bathrooms, the master features a walk-in robe, an additional ensuite and a private balcony- Detached studio/fifth bedroom, ideal for those seeking guest/family accommodation- Chefs kitchen displays high-end European fittings, a quality cooktop and a breakfast bar - Ducted air-conditioning, fresh hardwood flooring, extensive storage and downlights- Exclusive deep-waterfront address, the estate is located at the very point of Kangaroo Point- Unique 2,200sqm parcel of land creates plenty of space to live, grow and entertain including a rare and desirable 50m north-facing water frontage - Conveniently located within 2.0km of shopping, entertainment, schools and transport

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. All distances, sizes and measurements are approximates only.