

# 22 Barclay Street, Waverley, NSW 2024

PPD REAL ESTATE

## House For Sale

Thursday, 12 October 2023

22 Barclay Street, Waverley, NSW 2024

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Alexander Phillips  
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## Buyers Guide \$5,300,000

A Parkside Masterpiece On The Edge Of Bronte Village With A Landscaped North-Facing Garden Oasis This architectural triumph showcases an inspired fusion of state-of-the-art interiors and sustainable design to create a wonderfully liveable family home just up from Varna Park. Crafted to create a seamless integration between indoors and out, the three-storey home channels a cool modernist sensibility with a pavilion-like layout designed around an internal courtyard and opens to a north-facing garden designed by Outdoor Establishments evoking visions of Palm Springs. Three distinct zones create the ideal layout for families with the top floor devoted to a parents' retreat capturing views to the ocean, a sun-filled social area anchored by a scene-stealing Calacatta marble kitchen and a lower level guest suite and home cinema or rumpus room. On the high side of the street, the four-bedroom home takes full advantage of a north to rear aspect with the extensive use of glass and double-height ceilings bringing in the sunshine and maximising cross-flow ventilation. In the catchment for Clovelly Public School, this family friendly neighbourhood is just behind Macpherson Street village and equidistant to the surf at Bronte Beach and the sheltered waters of Clovelly Beach.\* Private elevated setting with triple parking\* 306sqm internally over 3 sun-filled level\* Stylish entry, off form concrete finishes and oak floors\* 4 double bedrooms with built-ins, 2 ensuite\* Parents' retreat with an ocean-view balcony\* Dressing room/walk-in robe or ideal nursery \* Custom fitted mezzanine-style home office \* Children's wing opens to an internal courtyard\* Calacatta marble island kitchen and dining\* Split system air conditioning\* Custom brass cabinetry, European appliances\* Liebherr fridge/freezer, Barazza gas cooktop\* Sunlit living with double-height ceilings \* Brass-framed linear fireplace, cocktail bar\* Custom media cabinetry, designer lighting, Escea Fireplace\* Concrete floors, underfloor heating\* Solar panels with 7.1kW capacity + Weinor automated awning\* North facing garden with a Palm Springs vibe\* Built-in gas bbq and tranquil water feature \* Home cinema with polished concreted floors \* 3 designer bathrooms, Japanese soaking tub\* Highlight windows and a glass-roofed atrium \* Double lock-up garage internal access, Electric vehicle charger \* Child-friendly Varna Park at the end of the street \* 300m stroll to Clovelly Public