

25A Winsor Street, Merewether, NSW 2291

Sold House

Sunday, 15 October 2023

25A Winsor Street, Merewether, NSW 2291

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 295 m2

Type: House



Natalie Tonks
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\$2,775,000

Crafted by John Streeter of EJE Architecture in collaboration with multi-award-winning Craig Marriott Building, this innovative residence c.2019 stands as a testament to contemporary design excellence. This exquisite abode is a wonderfully private haven that exudes tranquillity. Close the front door, and you'll find yourself in a peaceful sanctuary meticulously crafted for professionals, small families, or discerning downsizers. Space is a premium that this home cherishes, with generously proportioned rooms both upstairs and downstairs. Unwind in the two oversized living areas, entertain effortlessly in the enclosed deck, or simply revel in the sense of roominess that surrounds you. Natural light pours in through north facing clerestory windows, illuminating the upper level living area with a welcoming, sunlit ambience. Tall bamboo stands as an elegant guardian of privacy, allowing you to relish your personal sanctuary downstairs. Culinary enthusiasts will delight in the chef-inspired kitchen, equipped with a butler's pantry and a 3m island wrapped in 80mm Caesarstone. This space caters to your every culinary whim, boasting a trio of ovens and a 6-burner gas cooktop. Boasting three robed bedrooms, and two bathrooms adorned with the indulgence of underfloor heating, the residence harmonises comfort and luxury. Storage is abundant, making organisation effortless. Embrace sustainable living with 5.04kw of solar power, while the allure of a private cedar hot tub awaits in the rear garden – a serene escape for relaxation. Ducted a/c and a gas fire keep things seasonally comfortable. Exquisite custom joinery is found in the library with a cosy reading nook downstairs and a home office area upstairs. Home automation ensures your every comfort is at your fingertips, from opening and closing blinds, to controlling lights, music, and security. Just a short 10-minute stroll away lies a world of adventure where Merewether's famous surf beach and the iconic ocean baths beckon you to dive in, and the seaside bars and dining establishments promise a night to remember. But that's not all. Take a left and let your feet lead you to the bustling hub of Llewellyn Street, where you'll find an IGA, BWS and a choice of eateries. With all this just a stone's throw away, imagine the endless possibilities for an exciting and fulfilling lifestyle by the beach. - Double garage with storage and internal access, wrapped in shou sugi ban cladding- 5000l underground concrete water tank, 5.04kW solar system- Windows & glass doors are commercial grade, double glazed in high performance glass- Smeg Pyrolytic oven, steam oven, regular oven, 6 burner gas cooktop, dishwasher- Full family bathroom with freestanding bath and shower, ground floor powder room- Fully enclosed spotted gum deck opens to bamboo fringed courtyard with hot tub and umbrella- Master bedroom with custom walk-in robe, ensuite with rain sensor Velux skylight, twin vanity, large shower, oodles of face level & drawer storage, underfloor heating- Alarm and CCTV with remote Smartphone operation- Ducted air conditioning, and gas fire in stone surrounds- Havwood's engineered timber flooring and Cavalier Bremworth Stainmaster carpet- 1km from Merewether Beach; 350m to Lingard Private Hospital, 750m to schools, shops and dining at The Junction

OUTGOING Council rates: \$3,122.70 approx. per annum Water rates: \$923.25 approx. per annum

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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