

27A Elamang Avenue, Kirribilli, NSW 2061



House For Sale

Friday, 15 March 2024

27A Elamang Avenue, Kirribilli, NSW 2061

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 331 m2

Type: House



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Auction - Contact Agent

Rare in its proximity to the harbour, this extraordinary deep waterfront home holds both a perfect north easterly aspect and exceptional private boating facilities. With a sense of floating upon the protected waters of Careening Cove, the sunlit interiors and entertaining terraces directly adjoin the jetty and boat mooring. Transporting the glistening harbour waters inward at every opportunity, sliding glass doors seamlessly link the three interconnecting living spaces to the waterfront terrace and postcard setting. Open-plan in its design, the deluxe kitchen services the impressive internal dining space and the Velux covered alfresco entertaining. Connecting to two landscaped outdoor escapes, the central courtyard garden spills out from the relaxed family room. Cleverly crafted, the home offers spacious accommodation options including a breathtaking master bedroom suite. Casting a watchful eye across the harbour from its very own balcony, the master also boasts a walk-in robe, built-in robes and a heated ensuite. Bedroom two opens to a balcony overlooking the courtyard and versatile studio. Ideal for guest or au-pair accommodation, the studio has access to a private bathroom and has been fitted with custom joinery. Stylishly updated and personalised, quality inclusions and innovative design choices make this a home of enduring appeal. A bank of three skylights naturally illuminates the staircase and draw attention to the high ceilings. To be sold with a long list of extras, features of special appeal include heated floors, air-conditioning, garden irrigation and lighting, endless storage, intercom and alarm. Set closer to the harbour than the streetscape, the discreet frontage is securely positioned behind a secure car space and lockup garage. A location second to none, watch the ferries cross the harbour destined for nearby Kirribilli Wharf located just a short walk away. Keeping good company within a tightly held waterfront street, discover the endless appeal of Kirribilli living with village cafes, shops, leading schools and Milsons Point Station all within easy reach.

- Interconnecting living, dining and family room
- Exclusive up-close views from inside and out
- High ceilings and north eastern light streaming in
- Louvers promote airflow in the custom kitchen
- Stone topped modern shaker style kitchen joinery
- Combined gas, electric cooktop with BBQ plate
- Built-in Smeg oven and an Asko dishwasher
- Double doors open to balcony from the master
- Master with luxe ensuite, built-ins and walk-in robe
- Balcony off bedroom two, skylit second bathroom
- Versatile studio with bathroom and built-in desks
- Waterfront terrace bordered by Murraya hedging
- Tranquil water feature in the protected courtyard
- Retractable awning covering the central courtyard
- Irrigation system, garden lighting, sensor lighting
- Designer wallpapers and chic light fittings
- Glamorous guest powder room, strategic mirrors
- Concealed laundry and stylish storage solutions
- Windows and doors dressed in plantation shutters
- Surround sound system, alarm system, video intercom
- Easily accessible attic storage in walk-in robe
- Subfloor storage and wine cellar under garaging
- Ducted air-conditioning and underfloor heating
- Prized secure car space and lock-up garage

• 550m to Kirribilli Wharf, 700m to train station
• Opposite Loreto Kirribilli, walk to St Aloysius
• 200m to the Flying Squadron and Ensemble Theatre
• Commute to the Sydney CBD in less than 10 minutes* All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For more information or to arrange an inspection, please contact Geoff Smith on 0418 643 923 or David Gillan on 0411 255 914.