

**28 Bertram Street, Mortlake, NSW 2137**

**Horwood Nolan.**

**House For Sale**

Thursday, 25 April 2024

28 Bertram Street, Mortlake, NSW 2137

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 338 m2**

**Type: House**



Ben Horwood  
0297436656

## Auction - Inspection By Appointment

Inspections by Pre-arranged Appointment Only Set behind an unassuming architectural facade in a quiet waterside street, this meticulously detailed North facing home designed by Vic Lake Architects, redefines traditional standards of refinement and is best described as an exquisite piece of fine art. Premium recycled bricks, a plethora of natural stone, honed concrete, Tasmanian oak timber along with floor to ceiling windows and doors, set the tone to create a unique, warehouse inspired family home that delivers superb comfort in effortless style. Featuring cutting-edge tech, an abundance of space, an unprecedented list of refined finishes and a devout attention to detail, the recently completed property is just 200 metres from the water, foreshore walks, Mortlake Punt, Breakfast point IGA and vibrant local cafes ... all within a 300-metre radius. Exceptional home including self-contained studio Indoor and outdoor Verde Alpi marble fireplace Retractable awnings cover an entertainers yard Built-in Stainless-steel BBQ and outdoor kitchen Negresco stone kitchen w` marble coffee station Smeg freestanding cooker and sirius rangehood Walk-in pantry & Italian commercial cool room Multiple living areas, study with custom joinery Central courtyard with large timber bifold doors Lux main w` WIR, marble ensuite & kitchenette HDL smart automation with 8 security cameras Tiered home cinema, wellness room/wine cellar Triple garage, single post car lift and compressor rear lane access, workshop & three phase power VRV air, underfloor heating and integrated sound Three Zip taps, Three bar fridges plus two Vintec's 12kw Solar, generac gas generator, water filtration Full list of inclusions can be provided on inspection Co-agent - Ben Southwell 0407 896 212