

# 3/22 Solander Street, Monterey, NSW 2217

**gavan**property

## Sold Townhouse

Saturday, 10 February 2024

3/22 Solander Street, Monterey, NSW 2217

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$2,350,000**

Architecturally designed to provide an ultra-modern lifestyle in a prime beachside address, this near new designer townhouse is set in a luxury boutique complex and spread over three spacious levels. Offering generous proportions, a selection of living spaces, including a rare additional rumpus/office space and two lovely sun drenched north facing terraces, this home is perfect for anyone seeking contemporary living in a desirable location. With the ease of a private lift accessing all levels, its energy-efficient savings and concrete construction, this townhouse epitomizes sophistication and sustainability, ensuring a stylish living experience well into the future. The open plan kitchen is a chef's delight boasting a huge island bench which doubles as a breakfast bar, stone bench tops, 80cm power flex induction cooktop and top of the range Miele appliances including a double door pantry. This overlooks the dining area which flows through the dual floor-to-ceiling commercial bi-fold doors onto the alfresco areas. The main family room is centered around the stone clad gas fireplace and features versatile bespoke joinery. Each of the outdoor areas include remote weather blinds and an automatic Vergola roof. All three levels of the home are serviced by its own private lift, ideal for those seeking to downsize without compromising on space and multi-level living. The first floor boasts three generous bedrooms all with BIR's, the master includes a resort style bathroom, including a free standing bath, double shower and a Corian silk double bowl vanity. The lower level has the flexibility to be utilized as a rumpus room, optional fourth bedroom or home office. A double lock-up garage with internal access, manicured gardens, ducted reverse cycle air-conditioning and security alarm and intercom access completes a truly remarkable package. The convenient location will truly appeal to those who love living by the bay and appreciate the proximity to the CBD and airport. Quietly positioned in a wide street, within a stroll to Brighton-Le-Sands' cosmopolitan hub of restaurants, cafes and the beach, this premium low-maintenance home presents a fantastic opportunity to enter this sought-after location. Additional features include - total lot size 258sqm- powder room - boutique complex of just six residences - multiple off street visitor parking spaces on a quiet wide street- spacious internal laundry - Ergonomic energy efficient building, with breeze flow & thermal concrete roof & walls- Versatile additional multipurpose room - to suit lifestyle, leisure activities or work space- All bedrooms suit queen size beds- Terraces include opening & automatic closing Vergola style awnings. Gas Bayonet for continuous BBQ cooking- Oversized private internal lock-up garaging with internal access & storage- Close to amenities, city, public transport, schools; including The Scots College Brighton Preparatory