

# 3 Riddell Street, Bellevue Hill, NSW 2023

## House For Sale

Friday, 19 April 2024



3 Riddell Street, Bellevue Hill, NSW 2023

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



**GAVIN RUBINSTEIN**  
0404538888



**EVAN CHEUNG**  
0474123888

## Auction

Visionary design, state-of-the-art inclusions and an idyllic lifestyle address all combine in this near-new contemporary residence to deliver an incredible family sanctuary in the heart of Bellevue Hill. Every element of the home has been meticulously considered with a soothing palette of natural materials offering a wonderful sense of calm and enduring luxury. A chef's stone kitchen is equipped with a wealth of Gaggenau appliances including a gas cooktop and an integrated dishwasher as well as an integrated Liebherr fridge and freezer, Billi hot/cold/sparkling water and a breakfast bar. The stunning open plan living and dining area is designed with entertaining in mind with a Liebherr wine fridge and abundant custom cabinetry, while interiors enjoy effortless transitions to an east facing sun washed courtyard with an integrated BBQ and wood-fired oven. Accommodation comprises three upper-level bedrooms, all of which are appointed with built-in wardrobes. Two of the bedrooms feature study nooks and flexible loft-space/media rooms. The master features a stylish ensuite and opens to a picturesque sun bathed terrace, while a further highlight is the separate self-contained studio at the rear of the property, perfect for guests or as an ideal teenage retreat. The residence is complete with Smart home technology, three deluxe bathrooms, ducted air conditioning and underfloor heating throughout. Additional attributes include high-speed internet facilities, manicured landscaped gardens with self-irrigation, electric blinds and secure parking with extensive storage. Created as a private haven for families who love to entertain, it boasts an unbeatable setting within a level stroll of Bellevue Road's village shops, grocers and popular cafés, Cooper Park, buses and Bellevue Hill Public School. It enjoys easy access to Double Bay, Bondi Junction and Bondi Beach as well as the east's top private schools. - 4 bed, 3.5 bath, 1 car - Brand new rebuild in 2019 & finished to highest standards - Generous living and dining zones flooded with natural light - Gourmet chef's kitchen, premium Gaggenau appliances with gas cooktop- Gaggenau integrated dishwasher, full size oven, steamer and plate warmer- Integrated Liebherr fridge and freezer- Stone breakfast bar, Billi hot/cold and sparkling water tap - Abundant custom storage and cabinetry, Liebherr wine fridge - Idyllic sunlit entertainment courtyard in leafy surrounds - Well-sized bedrooms with built-in robes and study nooks - Two bedrooms appointed with versatile loft-style retreats - Double height master bedroom with chic ensuite opens to e/facing sunny terrace - Separate guest accommodation/teen retreat w/ bathroom - Wood fired oven and quality integrated BBQ in courtyard - Smart home technology, underfloor heating throughout - Keyless access, ducted air conditioning, electric blinds - Front-to-rear level access, self-irrigation garden system - Multiple skylights, European oak flooring, chic bathrooms - Family-sized laundry enjoys direct access to the outdoors - Electronic gate access, secure parking & vast attic storage - Footsteps to Bellevue Roads village shops, grocers, cafés - Level stroll to Cooper Park, minutes to prestigious schools - Easy access to Double Bay, Bondi Junction, Bondi Beach