

3 Sunrise Road, Mossy Point, NSW 2537

MODERNHOUSE

House For Sale

Saturday, 13 April 2024

3 Sunrise Road, Mossy Point, NSW 2537

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 916 m2

Type: House



Modern House

By Edition Office

On an elevated stretch of the NSW coastline, about 300 kilometres south of Sydney, and with filtered views of the river and ocean, stands a house that precisely slots into the self-assured body of work of multi-award-winning Melbourne practice, Edition Office. The Mossy Point House echoes the vernacular of the quintessential fibro shack, but reimagines it in a stripped-back, bold new form. The simplicity of the façade belies the complexity and thoughtful amenity of the interior. Lined in hardwood plywood, and with spotted gum floors, it is in harmony with its surroundings. On entry, in the middle of the house, it is immediately intriguing with its unexpected angles, planes and volumes within. A dramatic piece of V-shaped cabinetry separates the private spaces from the social side of the house; living/dining, with woodfire stove, and kitchen/large butler’s pantry (a discreet stairway leads down to self-contained guest accommodation) to the right and to the left; two bedrooms, two studies, bathroom, wc and laundry to the other. Rooms, with views to the ocean, open to a broad deck, which wraps around three sides of the house. Set within the deck, with a diamond-shaped void in the roof above, is a sheltered outdoor dining area, formed by the inside of the cabinetry. Within easy reach of both Sydney and Canberra, and a short drive from the townships of Moruya and Batemans Bay, the Mossy Point House works equally well as a principal residence as a holiday home, and has been thoughtfully designed to accommodate residents’ ongoing needs. We look forward to welcoming you to an outstanding example of site-specific, Australian contemporary design. Full design story and image folio at modernhouse.co. OPPORTUNITY: Recognised by national and international design journals and award judges alike, the sale represents a one-off opportunity to secure one of the most highly praised contemporary homes of the South Coast. SPECIFICATION: • 3 Bed, 2.5 Bath, 2 Study, 1 Car (off-street), inc. Guest Apt • Internal area (approx.) 211 sq m (2,271 sq ft) • Land area (approx.) 916.9 sq m (9,869 sq ft). PROJECT TEAM: Mossy Point House Completed: 2022 Architect: Edition Office Project Team: Kim Bridgland, Aaron Roberts, Karl Buck, Laura McConaghy Engineer: Geoff Metzler and Associates Builder: Smith and Primmer Photographer: © Tamara Graham. AWARDS 2024 Shortlist, Grand Designs Australia, House of the Year 2024 Shortlist, Arch Daily, Building of the Year - Houses 2023 Commendation, HOUSES Awards, New House under 200m 2023 Shortlist, Australian Interior Design Awards, Residential Design 2023 Winner, AIA NSW Architecture Awards, Award for Residential Architecture - Houses (new) 2023 Commendation, AIA National Architecture Awards, New House. PUBLISHED Architecture Australia HOUSES Artichoke The Local Project ArchDaily Archello Architizer Architecture AUCO-architecture Dezeen E-architect Est Living And more. Full design story and image folio at modernhouse.co. VIEW BY PRIOR APPOINTMENT: MODERN HOUSE ESTATE AGENTS 1300 814 768. Mossy Point House presented by Modern House: the specialist estate agency for architect-designed residences.