

**30 Edgecliffe Avenue, South Coogee, NSW 2034**

**PPD REAL ESTATE**

**House For Sale**

Saturday, 24 February 2024

30 Edgecliffe Avenue, South Coogee, NSW 2034

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



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## Buyers Guide \$7,800,000

Manicured gardens, magnificent interiors and a refined aesthetic imbue this grand coastal home with palazzo vibes while its coveted address between Coogee and Maroubra Beaches affords spectacular ocean views that sweep over Wedding Cake Island to Bondi and Ben Buckler from the upper levels. On the largest block on tightly held Edgecliffe Avenue, the three-storey home's elegant European style aesthetic is complemented by views that are distinctly Australian. From architecture to interior and exterior design, the emphasis throughout the five-bedroom home is on luxurious materials and a sense of grand yet comfortable living across different spaces. Multiple living areas deliver the ultimate environment for family living with a north-facing garden and heated pool but the crowning glory of this magnificent home is the 145sqm rooftop terrace with 360-degree views across the celebrated eastern coastline that are simply unmatched. Set on a level 607sqm approx, this is a home that has been crafted to perfection in an idyllic setting footsteps to the coast walk and scenic rockpools and just 300m to The Lion and Buffalo.\*?Double-fronted freestanding home\*?Parterre forecourt, grand entry hall\*?Handlaid Turpentine parquet floors \*?Rooftop terrace, 360-degree views\*?5 large beds with built-ins on one level \*?Master suite overlooking Lurline Bay\*?Limestone ensuite and a private terrace\*?Lower level study or home office \*?Glamorous sunken lounge and dining\*?Custom French limestone fireplace \*?Sunlit casual living/dining flows outdoors\*?Entertainer's Carrara marble island kitchen\*?Butler's pantry and European appliances \*?Sunny established north-facing garden\*?Alfresco terrace with automated awning\*?Family room with a view-swept terrace \*?3 luxurious marble-finished bathrooms\*?Large internal laundry/utilities room \*?Ducted air conditioning, ample storage\*?Internal access to a double lock-garage \*?Double off-street parking, full security\*?Stroll along the coast to Wylie's Baths\*?Walk to Coogee and Maroubra Beaches