

**30 Franklin Street, Matraville, NSW 2036**



**Sold House**

Sunday, 20 August 2023

30 Franklin Street, Matraville, NSW 2036

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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## Contact agent

The Brief To create a sanctuary of space and total privacy and to implement the use of stunning natural building materials to excentuate quality and warmth throughout.30 Franklin St Matraville is a fine example of a professional perfect symmetry between the builder and designer to deliver a home of stunning aesthetics and at the same time practicality for the growing family or professionals.The ResultOn entry the established sub-tropical landscaped gardens, remote controlled security gates and polished concrete walkways prepare you for an unparralled oasis internally.Once you enter the home via the Dual Pivot entry 1.5m wide double sided cedar clad door you are in for an experience of simplicity meets refined elegance.....The home is set to delight from its 3.5m high feature ceilings, soaring glass panes, clever use of skylights, designer lighting and its custom design throughout.A summary of the quality features of this attached residence:\* Generous sundrenched open plan living/dining room facing North with soaring 3.5m ceilings \* 5 Queen size bedrooms, custom polyurethane built-in cupboards\* Oversized elevated parents retreat/sleeping quarters with private balcony \* Gourmet designer honed granite top timber veneer kitchen/induction cooking \* Secret Butler's pantry, Miele dishwasher/2nd sink and ample pantry storage\* Ensuite off main bedroom with walk in dresser/custom shelving and LED lighting \* Custom home office room /four bedrooms upstairs/one downstairs for guests/family\* Alfresco terrace with custom complete kitchen/bar flowing off living room \* Laundry room, tv intercom, alarm, surveillance system, automated blinds & ducted air conditioning\* Engineered Groell 16mm thick timber flooring throughout living spaces\* Tasteful combination of polished and sealed concrete flooring \* Stunning use of natural honed granite to three full bathrooms and one ensuite\* Internal access to huge remote garage plus further secure parking via auto gates \* Private north facing yard, established tropical landscaped gardens and automated irrigation \* Total land size 311sqm approx. and estimated rental of \$1700 p/w Convenience is priority with the property situated only moments walk to public transport schools, choices of parklands, Matraville Retail Precinct and choices of Cafes and eateries.