

**35 Oceanview Avenue, Dover Heights, NSW 2030**



**Sold House**

Sunday, 22 October 2023

35 Oceanview Avenue, Dover Heights, NSW 2030

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Cae Thomas  
0291674999



JYE EMDUR  
0415095051

## Contact agent

Enjoying an elevated position with ocean views in a prized Dover Heights avenue, this generously proportioned residence delivers the quintessential family sanctuary designed for effortless living and entertaining. Impressive in scale and offering plenty of flexibility, it reveals a clever layout with free-flowing interiors offering multiple living and dining zones enjoying seamless transitions to the outdoors. A spacious well-equipped granite kitchen features quality appliances including an electric cooktop, a Miele dishwasher and American Oak cupboard storage, while sliding glass doors open to an oversized entertainment courtyard with a sparkling glass fenced swimming pool and spa as the centrepiece. Family excellence continues with the five generous bedrooms, all of which are on the same level and appointed with built-in wardrobes. Four of the bedrooms enjoy access to private sun washed balconies with superb ocean views, while the master also features a dressing room/walk-in wardrobe and a deluxe full-sized spa ensuite. Additional features include a lower-level study/sixth bedroom with access to a private courtyard, an upper-level loft/kids retreat, a full-sized main bathroom with a spa bath, a separate powder room, a family-sized internal laundry with direct outdoor access, ducted air conditioning, a gas fireplace and an alarm system. Complete with 24-hour video security intercom and internal access to a double remote garage, this exceptional residence is positioned a stroll to Diamond Bay Reserve and the popular clifftop coastal walk, while minutes to Rose Bay North village, Coles, buses, eateries and prestigious schools.

- 5/6 bed, 3.5 bath, 2 car
- Generous proportions with multiple free-flowing living areas
- Spacious granite kitchen, breakfast bar, premium appliances
- Quality Miele dishwasher, American Oak kitchen cupboards
- Sun soaked entertainers' courtyard with glass-fenced pool
- Well-proportioned bedrooms appointed with built-in robes
- Front bedrooms to n/facing balcony with superb ocean views
- Master and fourth bedroom enjoy access to rear balcony
- Master with walk-in robe, dressing-room, full spa ensuite
- Main bathroom with corner spa bath, separate powder room
- Bright home office/bedroom w courtyard, family-sized laundry
- Ducted a/c, gas fireplace, 24-hour video security intercom, alarm system
- Tiled throughout lower level, granite staircase, skylights
- Internal access to remote double garage 5.65 meters in width
- Skylit top floor loft-style children's retreat, roof storage
- Ducted vacuum system and laundry shoot
- Dual entrance, convenient side gate access, great storage
- Footsteps to clifftop coastal walk and oceanfront parklands
- Walk to Rose Bay North village, shops, cafés, buses, Coles
- Minutes to elite schools, Vacluse Village, Watsons Bay

Contact Agent to arrange a private inspection on Thursday 14th of March