

36 Aitken Avenue, Queenscliff, NSW 2096



Sold House

Friday, 3 November 2023

36 Aitken Avenue, Queenscliff, NSW 2096

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



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A residence of rare distinction and style hidden at the end of an exclusive park-side cul-de-sac above Manly Lagoon, this bespoke architecturally inspired masterwork combines refined French interior styling with wash back coastal influences to provide a truly inspiring sanctuary of relaxed sophistication, modern versatility and spectacular indoor/outdoor entertaining. Flowing across three levels with a separate self-contained studio apartment, it features sweeping open floor living and dining spaces plus an upstairs family room and terrace all designed to optimise tranquil views over adjacent waterfront reserve and leafy district. Placed on 499sqm with tranquil north rear terraces and gardens housing a cabana and heated plunge pool, its secluded setting is adjacent lagoonside-parkland and a short stroll to village shops and a choice of beaches. * Superbly appointed with state-of-the art technology and crafted with meticulous attention to detail and uniformity* Styled predominantly in shades of grey offset by rustic timbers, white V-groove panels and corrugated feature walls * Generous living space with Escea gas log fireplace, mounted Sony 85" flat screen TV and study alcove with fitted desk* Spectacular dining area with bi-fold windows creating a balcony effect and showcasing views over the lagoon reserve* Chic open plan stainless steel kitchen with stool bar, gas Ilve stove, microwave and steam ovens plus Miele dishwasher* Family room with cathedral ceilings, glass bi-folds open to vast covered terrace with lagoon cameos and district views* Spacious bedrooms with built-in wardrobes and desks all adjoin bathrooms, guest powder room on main living level * Indulgent main bedroom with walk-in robe and glass bi-folds door connecting the bedroom and ensuite to the rear terrace * Exquisitely styled bathrooms with timber-look tiled flooring, main ensuite features an indoor/outdoor standalone bath * Extra-large studio flat with defined living and bedroom areas, kitchen, bathroom and heated flooring opens to terraces* Designer French candelabra light fittings, painted timber flooring, ceiling fans, louvered windows and electric blinds* Ducted air conditioning, remote C-Bus home automation, s/sound inside and out, external CCTV plus a security alarm* Landscaped tropical gardens frame the north rear terraces, cabana with huge day bed overlooks the heated plunge pool * Step across the road to Aitken Reserve on Manly Lagoon, six minute stroll to Queenscliff Beach or express city buses* Seven minute wander to Freshwater Village and Freshwater Beach, easy walk to Manly's beaches, city ferries and eateries* Automatic double garage with epoxy flooring, built-in storage cabinets and internal access via mud room with storageCouncil: \$3,206pa approx. Water: \$1,541pa approx.