

# 45A Torrington Road, Maroubra, NSW 2035

PPD REAL ESTATE

## House For Sale

Friday, 19 January 2024

45A Torrington Road, Maroubra, NSW 2035

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



Christian West  
0283551111



Tom Sandy  
0433663415

## Buyers Guide \$4,300,000

Evoking the relaxed sense of luxury and timeless appeal of a classic Hamptons beach house, this exceptional coastal residence draws inspiration from its coastal setting with a tailored approach to beachside living crafted to stand the test of time. Overlooking Lurline Bay with sweeping ocean views from the upper level, the impeccably appointed four-bedroom home has been designed to embrace the outdoors with a soothing organic palette enhanced by high-end finishes and exceptional craftsmanship. Expertly designed and built by Rutherford Construction, every detail has been carefully selected from the custom Caesar stone kitchen and sanctuary like master suite to the European Oak floorboards and extensive custom joinery. A seamless flow from the living space to a private landscaped backyard with mineral pool delivers a perfect environment for family living and entertaining with every creature comfort and internal access to a four-car garage. A breezy 250m down to Mahon Pool, one of the east's most idyllic ocean baths, it's an 800m walk to the north end of Maroubra Beach or east along the coast walk to Coogee Beach. - High side of the street with ocean views - Sandstone-clad facade, limestone entry - Stylish entry, 300mm European Oak floors - 4 large bedrooms with custom built-ins - Master with an ensuite and walk-in robe - 2 open out to a wide ocean-view terrace - Entertainer's kitchen with a huge island - Low-silica benchtops in Rugged Concrete - Smeg appliances, 6-burner gas cooktop - Shaker joinery and a double butler's sink - Appliance cupboards and coffee station - Fluid open plan living and dining space - Lofty vaulted ceilings, Velux skylights - Soft touch separation doors to dining area - California-cool landscaped garden - Level lawn, natural sandstone surrounds - Glass-framed mineral pool, beach shower - 3 bathrooms, Villeroy & Boch appointments - Custom-fitted laundry and powder room - Soothing ocean breezes, Daikin ducted air - Internal access to a huge four-car garage - Fully integrated alarm system throughout - Rainwater irrigation and plentiful storage - Rear access to The Corso and Pool Cafe - 250m to Mahon Pool, 800m to the beach