

46 Alleyne Avenue, North Narrabeen, NSW 2101



House For Sale

Saturday, 2 March 2024

46 Alleyne Avenue, North Narrabeen, NSW 2101

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 695 m2

Type: House



Garry Greco
0452269821



David Kaufman
0422376009

Auction

An architectural triumph of the highest possible calibre, this state-of-the-art coastal masterpiece has left nothing undone in pursuit of providing the ultimate in designer luxury, modern versatility and spectacular resort-like entertaining. Brilliantly arranged to optimise 180 degree views stretching northeast to Narrabeen Lagoon and the ocean from every possible angle, the residence is focused around a sweeping clear span social and entertaining venue that flows seamlessly either side to an extensive covered ocean-view deck plus covered entertainers' deck at the rear with a wet bar, barbecue and pizza oven as well as a heated pool and spa. Comprising a four bedroom family residence plus a separate self-contained two bedroom flat, it comes complete with lift access from the garage, an indulgent main bedroom suite with stunning views, a separate garden studio/cabana, and a showpiece entertainers' island kitchen. Peacefully nestled amongst the trees on 695sqm of exquisitely landscaped gardens with private near-level synthetic lawn areas, its tranquil cul-de-sac setting is only a short breath away from village shopping, Warriewood Square, schools, Narrabeen Lagoon and pristine beaches. * 'Meraki' was completed in 2021, crafted with a professional's eye for detail and fitted with every conceivable luxury* Poised on a plateau, the striking façade sits above terraced landscaped gardens that seemingly cascade to the street* Expansive open floor living and dining space with gas log fireplace showcases floor-to-ceiling lagoon and ocean views* Recessed glass sliding doors are positioned by front and rear decks to create truly spectacular indoor/outdoor zones* Deluxe stone island kitchen with Bosch wall/steam ovens, integrated fridge/freezer and a butler's pantry * Gas strut servery window transforms the kitchen bench into a deck bar that extends to a wet bar, barbecue and wine fridge * Generous bedrooms with built-ins and ceiling fans, main with walk-in robe, ensuite and sunny treetop ocean-view balcony* Beautifully styled contemporary bathrooms with heated flooring, guest powder room on the living level * Self-contained two bedroom flat with living space, sleek kitchen/bathroom and direct access to ocean-view lawn* Separate studio retreat at the rear of the garden opens to a sunny patio - ideal kid's play area or office* American oak and polished concrete flooring, zoned ducted air conditioning and zone surround sound system * Outdoor showers by the pool and garage, video intercom and keypad entry to the entrance foyer, external CCTV * Enclosed near-level synthetic rear lawn at the rear and landscaped tropical gardens * Three car lock-up garage with lift access to every floor, concealed 22,000L water tank feeding the irrigated gardensOutgoingsCouncil \$2,829PA approxWater \$684PA approx