

**46A Gregory Street, South Coogee, NSW 2034**

**House For Sale**

Friday, 15 March 2024



**46A Gregory Street, South Coogee, NSW 2034**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Auction | Buyer's Guide \$4M

A shining new tribute to coastal luxury, this triumph of design by Dirk Anderson of NDRSN Architecture has been crafted to take full advantage of its ocean outlook with a cascading design and strong geometric forms conceived as a series of inter-connected pavilions. Wrapped in walls of glass creating a seamless connection between indoor and outdoor living spaces, the four-bedroom home fuses cutting-edge home technology with a sophisticated coastal aesthetic and an internal courtyard that brings light into the heart of the home. A material palette of white oak and stone is complemented by bold black accents while an exceptional layout features two master suites including a private primary suite occupying its own wing. Soaring 4.3m ceilings bring a heightened sense of space to the whole-floor living spaces with a view-swept entertainer's terrace overlooking the ocean and a tranquil courtyard garden at the rear. In a quiet hilltop setting just up from Lurline Bay, between Coogee and Maroubra Beaches, this high-spec haven embodies east coast style with a 6.6kW solar power system ensuring the home treads lightly on the environment while offering every creature comfort.

- A quality build designed for optimal luxury and efficiency
- Austral Metallix Quartz brickwork, commercial grade windows
- Ocean views from all levels, flooded in natural light and sea air
- Washed Oak floorboards, VRV air, Wyser Smart Home lighting and blind tech
- 4 large bedrooms with wall-to-wall built-ins, 2 with an ensuite
- Large master suite with a dressing room and make-up station
- Private upper level retreat and ocean views from all levels
- Huge living room with custom joinery and a sleek gas fireplace
- 4.5m high ceilings, highlight windows and automated blinds
- Seamless flow to a wide terrace with built-in BeefEater bbq
- Weather-sensitive automated roof, Duratec powder coating
- Entertainer's island kitchen with Calacatta quartz benchtops
- Butler's pantry, Bosch appliances, integrated French door fridge
- Dining flows out to a sunny Frangipani-framed courtyard garden
- 3 Parisi-appointed bathrooms and a stylish guest powder room
- Family sized internal laundry with storage, ample built-in storage
- 6.6kW solar power, low energy costs, 5,000L rainwater tank
- Double parking, large garage with epoxy floor (internal access)
- CCTV security, video intercom and keyless entry, native gardens
- 400m to child-friendly Gollan Park, 500m to the Lion & Buffalo
- Equidistant to Coogee and Maroubra Beaches, walk to schools

For further information please contact Belle Property Randwick selling agents Shane Vincent 0425 333 400 or Clive Carter 0421 164 951