

**Address available on request, Clontarf, NSW 2093**



**Sold House**

Thursday, 16 November 2023

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**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 6**

**Area: 1467 m2**

**Type: House**



Mark Griffiths

## Contact agent

Another property sold by Mark Griffiths | MG.living Resting on an exceptional 1467sqm (three titles), this iconic home with a rich history as one of Clontarf's first homes enjoys a rare level block coupled with mesmerising vistas over Middle Harbour to Balmoral Beach, the Eastern Suburbs and the city. Exuding refined elegance and superb luxury, it features a wealth of indoor and outdoor living options that include a luxury guest house, vast decks by the pool and a covered terrace. Galleries of glass frame the views from many spaces in the home. There are lawns for the kids and an abundance of parking, footsteps to Castle Rock Beach and the bus and moments to quality schools, Stocklands and Manly.

- Full brick, dark stained timber floors, P & O features
- High ceilings throughout, gracious lounge with fireplace
- Expansive dining room, spacious living opens to the deck
- Breakfast room rests beside the luxury new gas kitchen
- Large island bench, full complement of Bosch appliances
- Zip filtered hot and cold water tap, under stair storage
- Family room opens to the large private covered terrace
- Glass framed gas heated pool wrapped in immense decks
- Exceptional custom built one bedroom self-contained guest house with decks, views and a fireplace
- Five large bedrooms, his & hers walk-in robes, luxury designer bathrooms
- Grand master with views, a walk-in robe and an ensuite
- Central gas heating, indoor and outdoor powder rooms
- Level lawns, double lock up garage, dual driveways
- Abundant extra off street parking, back to base security
- Moments to Balgowlah Heights Public School and shops

Approximate Quarterly Outgoings: Land Size: 1467sqm approx. | Council Rates: \$1,129 | Water Rates: \$469 Mark Griffiths 0422 444 367

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