

4/126 Kirribilli Avenue, Kirribilli, NSW 2061



Apartment For Sale

Wednesday, 3 July 2024

4/126 Kirribilli Avenue, Kirribilli, NSW 2061

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Proudly part of Kirribilli's rich history, this grand north facing Federation apartment neighbours Kirribilli House and was once a slice of the iconic harbourside estate. Originally built in c1911, 'Soma' is a boutique collection of nine adjoining Lady Gowrie Lookout in a peaceful blue-chip cul-de-sac setting. Newly and sympathetically renovated, considered design choices enhance the nostalgic architectural charm. Arrive home through a spectacular wide hallway with inset archway detailing and plaster finish wall sconces. Grounded by engineered oak flooring laid in a forever glammers herringbone formation, high ceilings are emphasised through intricate cornicing. Facing north and welcoming in natural light from three sides, the refined living room opens out to a sunlit balcony channelling harbour glimpses toward Neutral Bay. Warmed by a gas fireplace, the living room has been luxuriously customised through a wall of bespoke joinery. Upgraded to enhance lifestyle, the aspirational kitchen is topped in striking Dolomite natural stone and has been seamlessly integrated with Smeg cooking appliances, a concealed French door Fisher & Paykel refrigerator and hidden Bosch dishwasher. Basking in an ideal aspect, northern sun streams into both the kitchen and the adjoining pendant lit dining with banquette seating on either side. Personalised by sophisticated designer lighting choices, the dining room pendant is from Coco Republic and a pair of large 'Cloud' pendants add ambience to the two bedroom retreats. Serviced by a five-star bathroom, Carrara and Bardiglio marble floor tiles in a timeless checkerboard pattern unite the space. Featuring a both freestanding bathtub and walk-in shower recess lined in Spanish wall tiles, the bathroom design also boasts head height storage with brass wall lights on either side. Benefiting from 24-hour security services patrolling Kirribilli House and Admiralty House, discover the endless charm of this secret harbourside enclave with no passing traffic. In addition to easy on street parking, this remarkable property is to be sold with an off-street car space. Located within walking distance to ferry, train and bus transport options, travel into the Sydney CBD in a matter of minutes and stroll to vibrant eateries, village shops, sailing clubs and leading schools.

- Captivating entry, majestic proportions and stairs
- Harbour cameos from balcony, views from frontage
- Elevated first floor position with intercom security
- Sheer linen curtains dress windows and doors
- Stone splashback and benchtop, appliance cupboard
- Entertainer's Smeg oven, five burner gas cooktop
- Integrated French door fridge and dishwasher
- Storage underneath dining banquette seating
- Wool carpets and luxe built-ins in both bedrooms
- Curved glass shower screen, chic brass tapware
- Natural light streams into bathroom, designer bath
- Spanish wall tiles in the shower, marble flooring
- Dual zone ducted air-conditioning, gas bayonets
- 300m to ferry wharf, 850m to Milson Point Station
- 450m to the Royal Sydney Yacht Squadron
- 650m to Loreto and 700m to St Aloysius' College
- 750m to cafes, restaurants and specialty stores
- Minutes to the city centre and airport links*

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