

**111 Kangaroo Point Road, Kangaroo Point, NSW,
2224**



House For Sale

Thursday, 22 August 2024

111 Kangaroo Point Road, Kangaroo Point, NSW, 2224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Allen Lijing Yan



Michael Curtis

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Designer home crafted to perfection

Taking its inspiration from both the early 18th century and today's contemporary living styles, this French Provincial inspired home spanning three generous levels, delivers a timeless sophistication while taking advantage of the property's captivating Georges River water views from almost every aspect.

Beyond the impressive and ornate frontage, lies an immaculately manicured, formal garden, and level access to this superb 4 bedroom, 3 bathroom home as well as the double garage. Flooded with sunlight and adorned with double height ceilings, artistic wall niches, rich chocolate floor boards and decorative balustrading, entry to the home is beyond breathtaking and merely a teaser of what lies beyond.

The open plan living area invites you to drink in those superb water views while you contemplate a dip in the infinity edge pool with waterfall or gas heated outdoor spa. Perhaps luxuriate on the day bed nearby or entertain family and friends from the alfresco dining and BBQ area. Enjoying the company of guests will most certainly be a regular occurrence as you prepare a gourmet meal in the chef's kitchen equipped with Miele and SMEG appliances including a 5 burner gas cooktop and oven, a wine fridge, a built-in coffee machine, stainless steel benchtops and stunning timber cabinetry. Plus of course, there is the fully equipped wine cellar.

The accommodation consists of 4 generous bedrooms and a home office. All bedrooms are equipped with built-in robes and the most superb river views. The master suite appears more like a luxury hotel room fit for royalty, with its sweeping balcony and incredible views as well as the generous mosaic tiled ensuite that features an enormous spa bath with jets, heated floors, double rainfall shower, shower seat and bi-fold windows that open to reveal the private garden outlook and water views.

A haven of understated luxury and commanding views, 111 Kangaroo Point Road promises opulence, tranquillity and superior craftsmanship in an idyllic waterfront location.