

**18 Alan Street, Cammeray, NSW, 2062**



**House For Sale**

Thursday, 1 August 2024

18 Alan Street, Cammeray, NSW, 2062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Cowie

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## Contemporary architectural showpiece with northern Middle Harbour views

Elevating architectural innovation to new heights, this contemporary north facing Cammeray home has been intuitively crafted to maximise expansive, open plan living and to perfectly capture spellbinding Middle Harbour views.

Secure and private, arrive home to a spectacular combination of views, light and design prowess. Six meter ceilings encase the open plan living room and majestic stone fireplace stylishly warms the space. Stepping out to two outdoor entertaining areas from the main living expanse, the outdoor kitchen is protected by a Vergola. Elegant and seamlessly integrated, the culinary kitchen is equipped with a full suite of Miele appliances and adjoins a butlers' pantry and custom wine cellar.

Crowned by a spacious north facing master suite, with sweeping water and golf course views, the primary bedroom features walk-in robe and built-ins.

Showcasing a versatile layout, with one bedroom currently configured as a media room and another as a home office.

Maximising the cascading landholding to create a low-maintenance oasis of everlasting style, natural rockery has been cleverly transported into the interiors instilling an unbreakable bond between inside and out. Wonderfully private, internal gardens are framed through walls of glass, the rear decking and swim spa is outlined by walls of mature Bamboo.

Peacefully positioned within a picturesque harbourside enclave, delight in both the natural beauty and absolute convenience of this enviable address. Moments from the Harbour Bridge and freeway approaches, travel into the city centre in just 10 minutes passing through just a single set of traffic lights.

- Secure landscaped forecourt, intercom access
- Raised ceiling and epic views from the master
- Master with WIR, built-ins and heated ensuite
- 6m ceiling height in open-plan living expanse
- Stone fireplace
- Heated Travertine flooring in main living area
- Sleek stone kitchen, social central island bench
- Integrated Miele cooking appliances, fridges and dishwasher
- Butlers' pantry and wine cellar off the kitchen
- Powder room servicing the entertaining level
- Electric awning extending off lounge room terrace
- Electric sun shade and Vergola covering outdoor kitchen
- Underfloor heating in the versatile second media
- Practical dual sinks, in ensuite and family bathroom
- Built-in robes in bed two, joinery lined third bed
- Laundry room with folding bench and drying rail
- Endless storage options for clutter free living
- Decked north facing courtyard with swimspa
- Internal access from double garage with storage
- Alarm, CCTV, ducted reverse-cycle air-con
- Retractable flyscreens and 5Kw solar panels, garden irrigation throughout
- Convenient to Cammeray Marina and golf courses
- 270m to nearby bus stops, 1km to Cammeray village
- 450m to Café Cammeray and 550m to Tunks Park

\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided.

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