

204 Belgrave Esplanade, Sylvania Waters, NSW, 2224

House For Sale

Tuesday, 3 September 2024

204 Belgrave Esplanade, Sylvania Waters, NSW, 2224

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Immaculate, contemporary deep waterfront family home

For timeless interiors, exceptional craftsmanship and thoroughly modern design, there's simply no comparison to this waterfront masterpiece. Architecturally crafted to capture vistas, this as-new 4 bedroom + study, 3 bathroom property will surely impress.

A custom Bocci chandelier hangs from the soaring ceiling in the foyer, setting the tone for sophistication, while a choice of 4 living areas, including a media room with 3D projector and large screen, ensures you're spoilt for choice when unwinding. Kitchen perfection also beckons, within this light-filled haven. Fitted with acclaimed Miele appliances, Calacatta Caesarstone benchtops and a walk-in pantry, it overlooks the dining zone and connects seamlessly with the outdoor kitchen area. Here, gather with guests in this enchanting alfresco area which spills out onto the merbau timber deck, refresh yourself with a dip in the wrap-around concrete pool or make full use of the jetty, moored in deep water.

Tranquillity is assured thanks to the central atrium. Nestled between living areas and showcased by a copper clad water feature, be soothed by the sounds of bamboo swaying gently in the breeze which intertwine with the bubbling water.

The first floor proudly plays host to four bedrooms, plus one of the lounge rooms and a large balcony with heating provisions. Why not maximise the potential to convert this zone into a parents retreat to accompany the sophisticated master suite?

Other special features include a study/fifth bedroom, modern bathrooms on each level (and one with a laundry chute), automated air-conditioning and irrigation system, security cameras, cobblestone driveway with separate entry and exit points plus contemporary plantation shutters are fitted throughout. The double garage is equipped with 3 phase power for an electric car fast charger plus there is a large, plumbed storage space which could be converted into a self-contained unit or used for recreational equipment parking.

Situated in a prestigious location, only 5 minutes from Westfield Miranda, 10 minutes from Cronulla Beach and 15 mins from the airport, it's also a short stroll from Doltone House and parklands.

Property Specifications:

- Architecturally designed, as-new and modern 4 bedroom + study, 3 bathroom waterfront home
- Immaculately presented with 4 living zones, including a media with 3D projector and large screen
- Gourmet kitchen with Miele appliances including 90cm oven, gas cooktop, built-in coffee machine and microwave, integrated dishwasher, walk-in pantry and Calacatta Caesarstone benchtops
- Master suite with contemporary ensuite, walk-in robe and potential to convert adjacent living zone into a parents retreat
- Remaining bedrooms with built-in robes and serviced by an on-trend bathroom with full-height tiling
- Protected and private alfresco area with outdoor kitchen, automated motorised blinds and gas heating provisions
- Merbau timber deck, wrap-around concrete pool, easy-care gardens and a deep water jetty
- Large upstairs balcony with motorised blinds and gas heating provisions
- Tranquil atrium with water feature, study/5th bedroom, walk-in linen closet and plantation shutters
- Automated air-conditioning, Hikvision security camera system and irrigation system, controlled via an iPhone app
- Cobblestone driveway with separate entry and exit points, 3rd bathroom, laundry with chute
- Double garage with 3 phase power for an electric car charger plus a large, plumbed storage space which could be converted into a self-contained unit or recreational equipment parking
- A sought-after location, a short stroll from Doltone House and parklands
- 5 mins from Westfield Miranda, 10 mins from Cronulla Beach and 15 mins from the airport