

44 Union Street, McMahons Point, NSW, 2060



House For Sale

Friday, 30 August 2024

44 Union Street, McMahons Point, NSW, 2060

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Oscar Hedensjoe

McMahons Point's largest privately owned estate

Considered to be one of the founding residences of the area and occupying the largest private landholding on close to 1900sqm, 'Kailoa' originally formed part of the 'Graythwaite' estate and was built circa 1885. The heritage listed home is firmly entrenched in the area's history and the current owners painstakingly transformed it over the last 20 years into the luxurious family home it is today.

From the wrought iron gated entry and sandstone foundations, one is immediately transported back into the grand past as you travel up the circular driveway and sweeping lawn and gardens to the character filled façade. Using techniques such as Flemish bond 9-inch brickwork and a Welsh slate roof imported from only one quarry in the world, this home spared no expense neither then nor now. The wide entry foyer under soaring 3.7m ceilings, features a stunning collection of arches and silk painted Venetian lighting which leads into an array of beautifully tailored rooms, each with their own unique design and dramatic flair.

The formal lounge is laid out in deep red and warm terracotta's featuring a marble fireplace, bay window and ceiling roses, while the sumptuous library is straight out of a novel with crystal chandelier and walls lined with books and curated pieces from all over the globe. Velvet curtains and lavish sitting areas only add to the intimate vibe, while large French doors connect to the wraparound sandstone terrace. Moving further into the home, we journey away from the past and into the now with a sundrenched, open plan living and dining space wrapped around a central courtyard which lets in the north facing sunshine. Complete with Oak herringbone floors and a chef's kitchen defined by a single slab of Super White dolomite stone, it is complete with Wolf appliances, butlers pantry and a Sub-Zero fridge. This iconic residence is finished by a 3,000-bottle temperature-controlled wine cellar and presents as an outstanding entertainer for the most discerning of buyers.

A truly unique masterpiece, comfort is assured with tri zoned ducted air conditioning throughout, gas converted original fireplaces, heated floors in all tiled areas and smart home automation in the form of video intercom and CCTV security cameras; all operated via smart phone. Stay fit in the home gym or 17m gas heated lap pool featuring glass mosaic Bisazza tiles.

The location is second to none with direct gated access to Shore prep school, cafes at the door and a brief 550m stroll to the station, North Sydney centre and 4km from Sydney's CBD.

- Kitchen with indoor - outdoor entertainment through sliding doors
- Open gas fire and Chinese Temple doors
- entertaining deck with heatstrips and built in gas outdoor BBQ
- Designer Wolf and Sub Zero kitchen with butler's pantry and Dolomite bench tops
- Open plan dining under 3.7m ceilings flows directly to sundrenched courtyard
- Private, Gas heated fully tiled 17m swimming pool
- Main bathroom features sunken honed limestone bathtub and double sinks
- Impressive master suite with fireplace, dressing room and deluxe marble ensuite
- Dedicated home office opens to terrace in warm tones for a conducive WFH space
- Security system with smartphone connected cameras, video intercom to gated entry
- Sonos surround sound throughout the house
- Ducted reverse cycle air conditioning throughout, spread over three separate zones
- Double carport plus additional off-street parking for up to 10 cars
- Prestigious location with walking distance from leading schools, 550m to rail and 4km to CBD

**** Private Auction by Invitation ****