



The art of living certainly defines this extensively renovated & meticulously detailed single level home in the keenly desired 'platinum arc' of Eastside Wahroonga. Architectural elegance & all the comforts of modern living are distinct hallmarks, helping create a contemporary & architecturally-informed full-brick residence which exudes charm, warmth & character.

The home is cleverly inserted into the level block's professionally landscaped fabric, and its discreet façade certainly belies what is contained within – a large, flexible and practical executive residence. The tone is set by the custom-made wrought iron, automated security gates & matching pedestrian entry, with sandstone path leading to a magnificent parterre garden complete with herb garden, feature urn and established hedging.

An integral aspect of the home is the way the interior melds with the exterior, creating spaces where the onus is on living & entertaining. The enormous, open-plan kitchen & dining area features full-length bi-folding doors which open to a private, sun-bathed courtyard.

The kitchen itself is a wonderful showcase of SMEG, Miele & Ilve appliances, enhanced by CaesarStone benchtops, 3m long island bench, skylights with motorised blinds and walk-in pantry.

A timber deck with pergola further extends the already ample space of the living area/home theatre & rumpus/family room which, in turn, leads from two double bedrooms. The four bedrooms flank the home's living areas, creating specific zones for a family and guests. The master suite features WIR dressing room & ensuite with custom-made twin vanities. The huge fourth bedroom/guest suite or office features a designer ensuite.

This is a home where nothing has been left to chance, with top quality inclusions throughout, including customised cabinetry, painted timber shutters on all windows, 100% wool carpets, stainless steel halogen lights, built-in linen/storage cupboards & attic storage. The carefully selected colour scheme combines

- Level 645sqm, North orientation
- Beautifully designed gardens & courtyard
- 4 bedrooms.
3 bathrooms (2 ensuite)
- Expansive indoor/outdoor living
- Designer gourmet kitchen
- Huge rumpus flowing to timber terrace
- Integrated double carport
- Cutting edge automation, R/C aircon, alarm





fresh, warm neutrals with a natural feel, perfectly complementing the gardens. The gardens themselves are designed to be easily maintained & readily enjoyed, with an array of mature screens and hedges, a Gardenia Walk, Star Jasmine espalier & feature Chinese Tallowwood magnolia and ornamental pears.

Technologically, 'Amberlea' is designed to make the home more convenient & energy efficient than you ever imagined. An innovative, home automation system operated by an AMX computer can be further programmed to take more control. Create your perfect environment with a system that already operates the huge Plasma screen in the lounge/home theatre and an LCD in the kitchen. Want to control your BOSE surround sound home entertainment system? It happens at the mere touch of a button.

And that's just one aspect of the cutting edge technology. The home also features a stainless steel, wall-mounted Bang & Olufsen cordless phone and answering machine, automated Verosol blinds, under-floor heating in bathrooms, drip irrigation system, landscape lighting & video intercom.

The flexible layout of the home, in addition to its Council Zoning make this the perfect abode & workplace for a home-based professional. In a previous incarnation it was used as doctors' rooms and residence.

'Amberlea' is in illustrious company amidst the majestic homes that define the close community of Wahroonga. The village atmosphere is enhanced by the many parklands which surround the area, particularly the huge expanse of pristine bushland forming Ku-ring-gai Chase National Park. It's a safe, easy stroll to many of Sydney's leading schools, the railway station & local parks, & only moments from the Major shopping complexes within close proximity. Sydney Airport via the Eastern Distributor around 35 minutes & to escape North the F3 is easily accessed.

Exclusive agent
FOR SALE

Inspect as advertised
or by appointment

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