

80 Kameruka Road Northbridge
Cool minimalism – warm ambience with water views





This exceptional contemporary property set on approx. 672sqm of North facing land is located in the highly desirable 'Eastern Precinct' with water views over Sailors Bay to Castlecrag. Light and bright inside and out, this is an exciting opportunity to realise the Sydney domestic dream... style, street presence, convenience and lifestyle.

An inspired unflinching use of high end fittings and fixtures throughout makes for a completely uniform statement of quality. Sleek and sensual the incredible levels of light compliment the cool, neutral colours and imported furnishings. From the moment you enter the pristine feel will meld with gentle cross breezes to soothe & filter stress.

Entertaining is a priority? The modern open layout of living and dining sets out to create mood, atmosphere and feeling that spills out onto a huge, full length, undercover terrace where you can drink in the views and be inspired by the sense of elevation and distant horizon. This seamless design maximises space for true enjoyment and practicality. The fully equipped gourmet kitchen and family room in atrium style also opens into a private paved rear garden terrace with water feature. Designed to look after itself with low maintenance landscaped gardens, you might consider a creative, private pool. There is a bonus 'studio' ...at least a garden shed, workshop or cubby, or for those with imagination, this could make for a sensational artist studio! Still on the lower level, a 4th bedroom for guests or home office is located right next to a bathroom and storage area while upstairs, another 3 double bedrooms with built-ins, all open out onto a wide and deep, useable terrace through French doors where the water views are optimised. The master has an ensuite and dressing room and other bathrooms include a spa and quality fittings in a continuing theme.

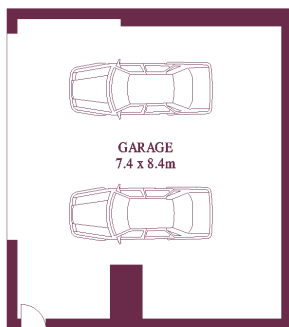
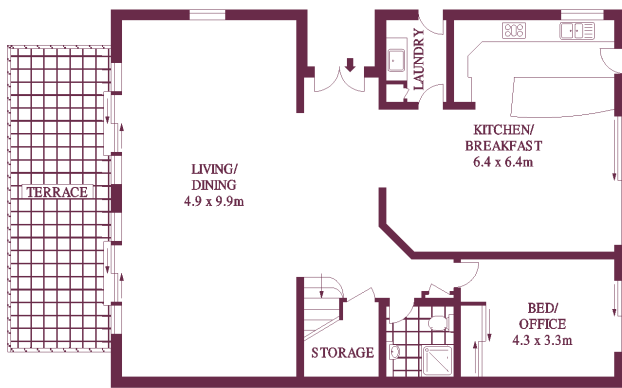
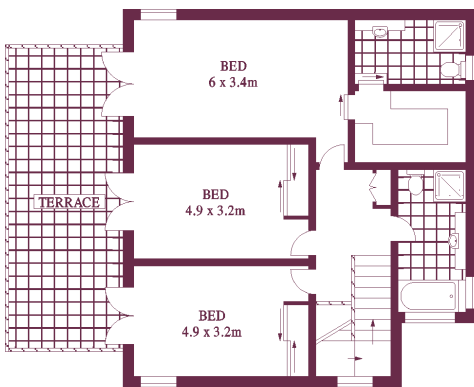
Cutting edge features and technology including programmable 'smart wired' components integrating lighting, and much more.

Historical Northbridge Baths and the Northbridge Golf Course are just a stroll and enhance the village atmosphere yet Sydney CBD is less than 10 minutes drive, the airport just 15 minutes away. Enjoy Clive Park, Sailors Bay Boathouse and kids can learn to sail at the famous Northbridge Sailing Club. Walk to Village, shopping centre and Public Transport. With some of Sydney's finest private and public schools nearby, Northbridge is one of our most sought after suburbs with rewarding lifestyle attributes.

- Approx. 672sqm North aspect
- Water & District views
- Fully refurbished designer living
- 4 bed/3bath
- Atrium style gourmet kitchen & family
- Open plan living & dining
- Flowing terraces & landscaped gardens
- Auto double lock-up garage & storage
- 'Smart wired' technology, Dual Aircon.



Exclusive agent



Inspect as advertised
or by appointment

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