



**BELLEVUE HILL**  
8 Carrington Avenue

4 4 2

## For The Design Enthusiast Luxury Modernist Residence With Sunny Pool & Harbour...

A sophisticated aesthetic, lovely harbour views and sun-drenched north aspect define this contemporary new residence designed for spacious indoor-outdoor living and entertaining with private alfresco areas and resort-style pool. Secluded at the end of an exclusive hillside cul-de-sac, the light filled two-level residence brings modernist glamour to its idyllic setting with sweeping views across Rose Bay and Sydney Harbour to Manly in the distance.

Reminiscent of mid-century mansions in the Hollywood Hills, the generously proportioned home is a sundrenched sanctuary of inspired design built to discerning standards. Perfectly suited to families with teenagers, the layout includes large living, dining and family areas (all opening to wide balcony), state-of-the-art Carrara marble kitchen, media/living area (w 2nd kitchen), huge master suite, 3 king-size bedrooms (two w ensuite), 4 luxury bathrooms, powder room and laundry.

Clean lines, wall-to-wall glass and spacious open-plan layouts complement the light-filled interiors featuring high ceilings, travertine floors, stucco wall finishes, double-sided gas fireplace, ducted zoned r/c air-con, generous storage and high tech alarm system. With parking for 2 cars, this exceptional home is a short walk to Scots College, Cranbrook School and minutes to Bellevue Hill & Plumer Road village shops, Rose Bay harbour foreshore and Double Bay.

### Features

- Lovely Sydney Harbour views; due north aspect
- Resort-style swimming pool (saltwater & low maintenance)

|                              |           |
|------------------------------|-----------|
| <b>Property ID</b>           | L968472   |
| <b>Property Type</b>         | House     |
| <b>Building / Floor Area</b> | 501       |
| <b>Garages</b>               | 2         |
| <b>Land Area</b>             | 481.0 sqm |

### AGENT

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- Sunny poolside terraces, level lawn and alfresco areas
- Covered outdoor dining/barbecue/entertaining area
- Large living, dining and family areas flow to wide balcony
- State-of-the-art Carrara marble kitchen w central island
- Main kitchen w PITT gas cooking, 2 Smeg ovens, dishwasher,  
Liebherr side-by-side fridge & freezer; Vintec wine fridge
- Poolside media/living area w 2nd kitchen (downstairs)
- 2nd kitchen w Smeg induction cooktop & oven, Miele  
dishwasher, Liebherr side-by-side fridge & freezer
- Huge master bedroom w dressing area & luxe ensuite
- Master ensuite w bath, rainfall/handheld showers, twin vanity
- 3 more oversized bedrooms: two w ensuite, all w built-ins
- 4 designer bathrooms w Portuguese tiled floors
- Each ensuite bathroom w bath and separate shower
- Powder room; laundry w washtub & built-in storage
- Entry foyer; travertine floors; high ceilings; stucco walls
- Double-sized gas fireplace in living and dining areas
- Ducted zoned r/c air-con; high tech security alarm
- Parking for 2 cars; generous custom built-in storage

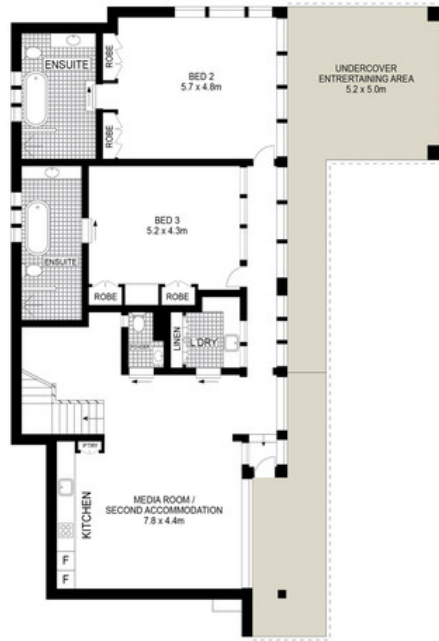
#### Approximate Rates

Council \$637 pq

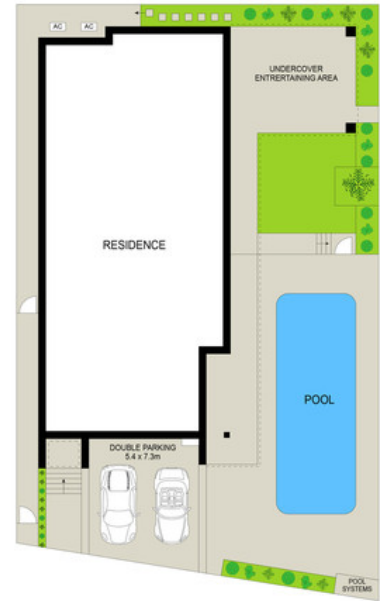
Water \$198 pq



FIRST FLOOR



GROUND FLOOR



SITE PLAN



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

8 Carrington Avenue, Bellevue Hill

**Raine & Horne**  
 Double Bay / Bondi Beach / Bondi Junction