

**7/22 Etham Avenue, Darling Point, NSW, 2027**

**JT ALLEN**

**Apartment For Sale**

Wednesday, 13 November 2024

7/22 Etham Avenue, Darling Point, NSW, 2027

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ryan Rubinstein  
0293628507

## Magnificent Garden Residence With Ultra-Luxe Interiors & Harbour Views

Grand garden apartments overlooking the harbour are incredibly rare and this newly recreated residence impresses with its house-like scale and bespoke interiors with 280sqm of indoor-outdoor living space flowing to a sunlit garden with beautiful water views across Double Bay to Redleaf Pool and Seven Shillings Beach. With level access from the garage and street, the apartment occupies the entire ground floor of a duplex mansion in one of Darling Point's most elite tree-lined addresses.

Built by MM Corp and Designed by StudioJos x Dina Broadhurst, no expense was spared to deliver a home of high-end luxury. Showcasing bespoke design, in the oversized layout with opulent master bedroom suite, gourmet marble kitchen and multiple open-plan living and dining areas with custom cabinetry, oak floors and soaring 3.6m high ceilings amplifying a generous sense of space. Exceptional design details include vintage Murano wall lights, Arabescato marble in the kitchen and bathrooms, while the master ensuite features a steam room and shower.

Elegant wall finishes, custom cocktail bar and designer gas fireplace underline the luxurious ambience of the living and dining areas, while a wide hallway leads to the king-size bedrooms (all with generous built-ins) and bathrooms. Enjoy space, style and year-round comfort with ducted air-con in this show-stopping garden apartment just minutes to Double Bay village, Edgecliff shopping/trains and 450m walk to harbourside McKell Park and Darling Point ferry wharf for a relaxed commute to the city.

- Spacious living area flows to level garden
- Lounge with gas f'place & custom cabinetry
- Dining with custom cocktail bar & wine racks
- Second dining area seating 8 or more people
- Arabescato marble kitchen with island bench
- Ilve stainless steel gas stove with wide oven
- Integrated F&P French door fridge/freezer
- Miele dishwasher, Zip Hydro tap, pot tap
- Master bedroom with b/ins and ensuite
- Steam room & shower in marble ensuite
- 2 more king-size bedrooms with built-ins
- 2 marble bathrooms, main with bath & shower
- Guest powder room with concealed laundry
- 3.6m high ceilings, ducted zoned r/c air-con
- Vintage Murano light fittings, oak flooring
- Private side courtyard with outdoor shower
- Sunny level garden, lawn and alfresco area
- Custom outdoor cabinet with b/in barbecue
- Secure auto-door garage with level access

Co-agent: Highland Property - David Malouf - 0411 073 882