

22 Kareela Road, Cremorne Point, NSW, 2090



House For Sale

Sunday, 3 November 2024

22 Kareela Road, Cremorne Point, NSW, 2090

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: House

Cremorne Point Grandeur - architecturally tailored for modern family living

Standing tall looking out toward the serene waters of Mosman Bay, this grand c1910 harbourside home has been sympathetically renovated and architecturally extended to create a sophisticated family retreat with convenient rear lane access.

Gracing a superbly landscaped 650sqm block, manicured gardens complement the nostalgic Federation facade with low maintenance planting surrounding the solar heated swimming pool. Re-designed for ease of everyday living, the open plan concept addition showcases a seamless interplay between the culinary kitchen, refined interiors and outdoor poolside entertaining. Opening out to terracing on both sides, three-metre-high stacker doors enclose the family room. Warmed by a gas fireplace, a wall of bespoke joinery in the family room mirrors the quality of the kitchen joinery. Fitted with a full suite of high-end appliances, the home chef will be impressed with the kitchen's two Miele ovens and Siemens induction cooktop. Innovative in its configuration, the kitchen layout offers two stone topped islands with the secondary island providing clever storage solutions similar to a mudroom with the practicality of also offering a central homework station. Suited to the entertainer, a built in bar/cocktail station area and Vintec under counter wine fridge is in easy reach of the formal dining and a double Miele integrated French door refrigerator will cater well for families of all sizes.

Adjoining formal rooms rest underneath spectacular ornate plaster ceilings whilst acting as a stunning reminder of the home's past. The formal dining is outlined in elegant seagrass wallpaper with a timeless pendant light adding atmosphere. Cohesive in its design direction, a curated palette of warm timber tones are enhanced by timeless greys and muted navy blues. The formal lounge room steps outside to a classic veranda with harbour views, fresh breezes from Mosman Bay and access to a remote-control subfloor wine cellar at the end of a spiral staircase.

Offering fabulous accommodation options to adapt to all stages of family life, four bedrooms and a dedicated home office are grouped together upstairs with a versatile guest bedroom with day bed placed upon the living level. The master suite enjoys captivating Mosman Bay views along with the inviting second bedroom. Serviced by three renovated bathrooms, refined tiling choices and quality fixtures are sure to stand the test of time.

An idyllic postcard setting immersed in greenery, discover the scenic appeal of Cremorne Point living close to ferry wharfs, waterfront walking trails, leading schools and local shopping hubs with quick access to the City.

- [?] Architectural extension and renovation in 2018
- [?] Pendant lit foyer, refined engineered timber flooring
- [?] Open-plan layout looking out to the swimming pool
- [?] Filtered views from second terrace off family room
- [?] Floor to ceiling glass, chic stone topped joinery
- [?] Heat n' Glo gas fireplace, practical tiled floor
- [?] Kitchen island providing further dining options
- [?] Textural tile splashback, lineal pendant light
- [?] Quality Miele appliances including wall oven, microwave oven and dishwasher
- [?] Double french door Miele fridge/freezer, pantry with stone shelf
- [?] Bar area with Vintec wine fridge, entertainer's formal dining
- [?] Bi-folds open for formal lounge to front verandah
- [?] Harbour views from bay window in the guest bedroom
- [?] Elevated bay views from upper-level bedrooms
- [?] Master opening to views, large walk-in robe and ensuite
- [?] All bedrooms equipped with ample built-in robes
- [?] Custom home office opening to north facing terrace
- [?] Cohesive bathroom designs, walk-in shower recesses
- [?] Terrazzo floor tiles and a luxe freestanding bathtub
- [?] Renovated combined laundry and third bathroom

- ?? Air-conditioned 1500 bottle cellar, subfloor access
- ?? Alfresco poolside living with a built-in barbeque
- ?? Tiled pool, hot outdoor shower
- ?? Manicured front and rear lawns, ideal for kids
- ?? Surround sound, ducted reverse cycle air-con and central heating
- ?? Leadlight details and classic high skirting boards
- ?? Oversized lock-up garage at rear off Kareela Ln
- ?? 200m to foreshore, 350m to Old Cremorne Wharf
- ?? 700m to Mosman Rowers via Cremorne Point Walk
- ?? 1km to Mosman Bay Wharf and Cremorne Point Wharf

*All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

For more information or to arrange an inspection, please contact Geoff Smith 0418 643 923 or Ross Nesdale 0452 030 872.