

**33 Killarney Ave, Manly West, QLD, 4179**



**House For Sale**

Thursday, 14 November 2024

33 Killarney Ave, Manly West, QLD, 4179

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Carroll

0411119454

## Architectural Masterpiece with Modern Industrial Design

Step into a world of architectural brilliance with this stunning residence at 33 Killarney Avenue, Manly West. Nestled on a generous 809sqm allotment, this modern industrial home is a testament to exceptional craftsmanship by Allen Brothers Construction and visionary design by Smith Architects. Positioned in a sought-after pocket of Manly West, this home offers the perfect blend of tranquility and convenience, with easy access to local amenities.

The house showcases the finest in architectural design, with varied high ceilings, exposed timber beams, and original recycled timbers from a bygone era, creating a unique and timeless aesthetic. The open-plan living area seamlessly integrates with the outdoor entertaining spaces, all designed to overlook the spectacular centerpiece—a stunning swimming pool. The main outdoor entertaining space is an idyllic spot for alfresco dining, entertaining and relaxation, with an aesthetic outdoor shower to rinse off after a refreshing swim. This pool is complemented by a brand-new heater, a new chlorinator, and a brand-new pool cleaner, ensuring a pristine swimming experience year-round.

The heart of the home is the state-of-the-art kitchen, featuring a butler's pantry, Bora induction cooktop, and dual Neff ovens. This culinary haven is perfect for both everyday cooking and hosting grand celebrations. Upstairs from the kitchen and living space, you will find a second living area with Stringybark hardwood floors and two bedrooms with built-in wardrobes and lush carpets, providing additional comfort. Servicing these bedrooms is a gorgeous bathroom with matching appointments and a bathtub.

The master suite is a private sanctuary located at the front of the home. It boasts a luxurious ensuite with dual shower heads, a spacious walk-in wardrobe, and direct access to the pool area, allowing you to wake up to serene views every day. Attached to the master bedroom is a third living space which ensures that the whole family's living requirements are catered for.

With an eco friendly design in mind, the home is equipped with temperature-regulating glass windows, high ceilings, louvers, and recycled timbers ensuring sustainability and year-round comfort. With an elevated position and an abundance of windows, the home embraces plenty of natural light and refreshing Bay breezes. Despite the extensive outdoor features, the property still offers ample grass space, thanks to the generous 809sqm lot.

Additional features of this remarkable home include:

- Brand new pool heater
- Brand new chlorinator
- 5kW solar system
- 2 x Gas hot water systems
- Eco friendly design
- High ceilings
- Double car carport
- 809sqm allotment
- Temperature regulated glass windows
- Split system air-conditioners in all bedrooms
- Designed by Smith Architects
- Built by Allen Brothers Construction

This exquisite residence at 33 Killarney Avenue, Manly West, is more than just a home; it's a lifestyle statement. With its unparalleled unique design, luxurious finishes, and prime location, this property promises an extraordinary living experience. Don't miss the opportunity to make this architectural gem your own.

**\*Disclaimer:\*** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information

contained herein.