

6 Graham Street, Milton, NSW 2538

Raine&Horne.

House For Sale

Tuesday, 7 January 2025

6 Graham Street, Milton, NSW 2538

Bedrooms: 4

Bathrooms: 2

Area: 1482 m2

Type: House



Ben Pryde

0244553800

Price by Negotiation

Creative Designer Retreat Nestled on the coveted northern side of charming Milton, this architecturally distinguished residence offers a harmonious blend of serene private living and sweeping rural and ocean views. Situated on a sprawling 1,482m² allotment with dual street access within a leisurely 350m stroll to the heart of Milton, where boutique shops, artisanal cafes, gourmet restaurants, and a vibrant art scene await. The Milton Village Pool is conveniently across the road, while the pristine Narrawallee and Mollymook Beaches are just a short drive away. Embodying both character and sophistication, this home captivates the imagination. Solar passive sun-drenched open-plan living areas include high vaulted ceilings and a clever combination of curves and angles, complimenting the many designer elements and attention to detail of this stunning residence. A modern charcoal timber finish on the windows and doors leads to the expansive north-facing deck which invites you to immerse yourself in breathtaking ocean and rural vistas. The design's passive solar principles, enhanced by a cascade of louvred windows and a 7.47kw solar system, guarantee both eco-friendliness and economic efficiency. On the mid-level, discover a newly crafted kitchen and dining space that exudes elegance, featuring Caesarstone Supernatural countertops and a striking Italian marble-tiled splashback. This central hub, complete with a slow combustion fireplace, opens to a lush atrium and a charming al fresco paved courtyard, perfect for both intimate gatherings and quiet moments of reflection. The primary bedroom, adorned with French doors, unveils a private balcony offering tranquil rural views, while two additional bedrooms provide a picturesque garden outlook. This level also encompasses a tastefully appointed bathroom, powder room, and laundry. The entrance level below houses a versatile home office and a spacious rumpus or studio area with an ensuite bathroom, currently serving as refined guest accommodation. Rear access from Gumley Lane reveals a generous 1,482m² block with exceptional potential for further development, whether it's a grand garage/ shed, a sparkling pool, or a bespoke granny flat/studio for multigenerational living (subject to council approval). Surrounded by expansive landscaped gardens and verdant lawns, this property promises a private sanctuary in a tranquil setting, where children and pets can play freely. An established veggie patch and a selection of fruit trees further enhance this idyllic outdoor haven, with ample space for future enhancements. This exquisitely located, beautifully unique home is a rare find. Arrange your private inspection today and experience its unparalleled charm firsthand.

Highlights Include:

- Newly designed kitchen with premium appliances
- Brushbox timber and handmade Mexican Saltillo Terracotta tiled floors
- Thoughtfully implemented passive solar design
- 7.47kw solar system with Solar Edge inverter
- Inviting slow combustion fireplace in the kitchen/dining area; gas heating also available
- Ducted vacuum on all levels
- Expansive north-facing timber deck with ocean and rural views
- Main bedroom with private balcony
- Established veggie gardens and fruit trees
- Landscaped, low-maintenance gardens and lawns
- A short stroll to Milton's shops, school, and Milton Village Swimming Pool