LJ Hooker Alliance Group
71 Waterloo Road,
Narrabeen NSW 2101

2 Boronia Lane, Seaforth, NSW 2092

$3,800,000

House 5 3 3















Brand new Award winning home designed by James Cooper at San

Winner; The Building Design Association of Australia-NSW Building Design of the Year 2013

Winner; The Premier's Award for Design Excellence New Residential 351sqm-450sqm 2013

Please go to the following link;

https://asp-au.secure-zone.net/v2/index.jsp?id=15/22/3497&lng=en

Multi award winning designer James Cooper has responded to this uniquely private location with its expansive views of middle harbour, by creating a light filed, naturally comfortable and sustainable design. Inspired by its natural surroundings, the sophisticated design incorporates masses of floor to ceiling glass to exploit the glorious harbour and national park views. This magnificent home has been designed to take advantage of the natural heating and cooling of the perfect north aspect to maximise comfort levels and respond to the environment.

This idyllic property consists of two pavilions over two levels rotated on axis by the impressive main entry hand crafted from re-cycled red iron bark hardwood. The home is designed to accommodate a large family and at the same time provide the separation to satisfy both parents and children of all ages. Alternatively, the home offers stand-alone guest accommodation in the separate pavilion.

The master bedroom suite offers a stunning full bath ensuite, two walk in wardrobes and a private study, all with absolutely breathtaking views of middle harbour and beyond. There are another four double bedrooms each with ample built-ins. The main bathroom features a unique three- way design incorporating stunning frame less glass doors and partitions. The massive upstairs rumpus room is the ideal retreat for children or guests to watch TV, game or entertain.

The entry level is perfectly oriented to take advantage of the amazing views and merge seamlessly with the outdoors and stunning swimming pool deck. This level incorporates a fully imported Hacker kitchen from Germany and a full suite of Miele appliances. The open plan dining, family and lounge rooms are separated by red iron bark feature columns, which provide a feeling of warmth and solidity. This level includes a brilliant laundry with Miele washer and dryer machines all integrated into built ins finished with a Caesar stone bench top. The third bathroom located on the main level has a full shower and premium Rogersellar fittings just like all the bathrooms in the house.

The four car garage on the entry level has internal level access, footsteps from the impeccable Hacker Kitchen. The convenience and functionality of this

Open for Inspection

By Appointment.

Listed By
Michael Ferguson
Phone: (02) 9984 7100

Listing Number: 1781199

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.