

STONE



22 Dobroyd Road Balgowlah Heights, NSW

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New heights of luxury and sophistication - Contact agent for a private inspection

Inspect: Saturday and Wednesday from 1.00 - 2.00pm
Please contact agent for your allocated time slot

Relaxed beaches living reaches new heights of luxury and sophistication in this newly-built, beautifully-appointed architect designed family home. Boasting an expansive and versatile floorplan, the home is easily configured to the family's needs while stunning landscaped gardens, an expansive north facing terrace and resort-style pool provide spectacular spaces for outdoor living and entertaining.

- Sleek Caesarstone kitchen with huge centre island and butler's pantry
- Fabulous sunken living with double height ceiling and gas fireplace
- Solar heated magnesium pool with surrounding decking
- 300+ bottle wine cellar plus playroom/games room or study
- Airy and light-filled master retreat with walk-in robe and luxe ensuite
- Bi-fold doors to north-facing upper balcony with elevated district views

Price: \$5,000,000
Council Rates: \$544.90 p/q
Water Rates: \$145.71 p/q



Phillip Wright

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Chris Elliott

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GROUND LEVEL

Internal Living: 404 sqm approx
 External Living: 56 sqm approx
 Total Living Area: 460 sqm approx



LEVEL 1



ENTRY LEVEL



SITE PLAN



22 Dobroyd Road, Balgowlah Heights

STONE

The site plan and floor plan are not to scale, measurements are indicative and in metres. Batches and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should verify and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



GROUND LEVEL



LEVEL 1

ENTRY LEVEL

Internal Living: 454 sqm approx
 External Living: 56 sqm approx
 Total Living Area: 510 sqm approx

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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