



23 Amiens Road Clontarf, NSW



**Resort-like hideaway just 350m from Clontarf Beach, land size 1,086 sqm**

- Intimate views over Middle Harbour's yachtsman's paradise to Chinamans Beach
- Entrance foyer with soaring ceilings, sandstone feature wall and powder room
- Sweeping sunlit living and dining space with floor-to-ceiling Middle Harbour views
- Double glass sliding doors open to an enormous covered harbour-view deck
- Sleek open plan CaesarStone kitchen with breakfast/cocktail bar and two fridges
- Smeg gas cooktop, two wall ovens, steam oven and stainless steel dishwasher
- The family room opens to an extensive lower deck with cover and water views
- Four spacious bedrooms with air conditioning, three have mirrored built-ins

**Inspect:** Saturday, 19th October 2024 1:15 - 1:45  
**Auction:** 26/10/2024 03:30 pm

**Price:** Auction  
**Council Rates:** \$971.96 p/q  
**Water Rates:** \$172.79 p/q



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Lower Level



Site Plan



Middle Level



Entry/Upper Level



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

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Clontarf



Lower Level



Middle Level



Entry/Upper Level



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.