

Sold



16 Old Saddleback Road, Kiama



A “welcome” with wow factor!

Stepping into this impressive two-storey residence, you are greeted by an entrance hall that sets the tone for a ‘wow’ lifestyle experience - a statement staircase rising dramatically into a central atrium, the light-filled heart of the home and a space that is both visually striking as well as practical. A generous floorplan makes for an effortless flow throughout, starting with the formal reception rooms to the left of the foyer, consisting of a spacious and light-filled living room and an adjoining sitting room/study featuring custom joinery. Exuding a sense of calm and sophistication, thanks to ample natural light and a colour palette of understated, warm neutrals featured throughout, the overall effect is one of tranquil elegance. Access to the triple-car garage is on the opposite side of the foyer.

Moving through the atrium, an expansive family living area reveals itself - a space that caters exceptionally well for the demands of busy family and social life. Focal point of the family room sitting area is a gas fireplace set in a stone-clad feature wall, while the dining area offers space to accommodate the grandest of banquet tables. The sleek and stylish gourmet kitchen features quality Fisher & Paykel appliances and sleek, modern cabinetry with stone benchtops. A

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Price	SOLD for \$2,100,000
Property Type	Residential
Property ID	477
Land Area	1,000 m <sup>2</sup>
Floor Area	392 m <sup>2</sup>

#### Agent Details

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large centre island is perfect for preparing and serving meals at the 'eat-at' bar, while a large walk-in pantry offers maximum storage space and convenience.

A theatre room can be closed to the main space, so the hubbub of the kids' movie nights won't interfere with a night of quiet conversation fireside. Laundry/utility room and separate powder room are located on this floor, the laundry with direct access to the outdoors.

The allure of this remarkable home extends beyond the interior; a north-facing wall of sliding glass doors (which flood the space with oodles of natural light at all times of the day) leads to your own private outdoor sanctuary - an oasis offering privacy and tranquillity, complete with undercover al fresco kitchen/BBQ and dining, sun-drenched entertaining deck and a sparkling swimming pool with separate gazebo. A large lawn completes the picture, a garden perfect for entertaining year-round.

Upstairs, an enormous landing does double duty as a rumpus space, and wraps around the atrium to form a gallery from which are accessed the four bedrooms, the family bathroom (with bathtub and separate shower), a separate toilet and linen cupboards. All bedrooms feature built-in wardrobes and generous windows with garden views.

The principal bedroom suite is a true haven consisting of a generous main bedroom space with an adjoining retreat complete with external and internal balconies, an enormous walk-in robe and a large and luxurious bathroom complete with corner bath, separate shower and double-sink vanity.

Effortlessly combining luxury with simplicity, dramatic statement with streamlined functionality, whether you are indulging in a peaceful weekend with just the family or entertaining on a grand scale, this home exceeds expectations.

Contact us today to arrange a private viewing to experience for yourself this special residence.

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