

Sold



174 Clover Hill Road, Jamberoo



'Flametrees' 174 Clover Hill Road, Jamberoo - The Height of Illawarra Splendour

Like the glorious native tree with which it shares its name, 'Flametrees' captures the essence of Illawarra splendour. Indeed, few properties on the south coast offer idyllic living like this four-bedroom, four-bathroom estate situated on 10 hectares of award-winning, landscaped gardens and native rainforest.

At the end of a quintessential country lane and nestled into a north-facing valley with truly spectacular views across Jamberoo Valley, the beach-studded coastline and blue of the ocean beyond, the inspired design of the home is a synthesis of luxury and understated elegance.

The main residence is comprised of two wings bridged by a light-filled entrance foyer, snug and library. One wing is dedicated to open plan living and dining, the second containing the four bedrooms (three with ensuite), a main bathroom, large laundry/mud room, wine storage and access to attic storage by way of a pull-down attic loft ladder.

The home has been situated ingeniously to take every advantage of the outdoors, with a generous deck running the length of the living

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Price	SOLD for \$7,000,000
Property Type	Residential
Property ID	483
Land Area	24.00 ac
Floor Area	352 m2

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and dining areas; the space between the two wings given over to an expansive paved courtyard, sheltered from winds and easily accessible from both the living/dining areas as well as the bedrooms. An abundance of windows and French doors throughout welcome the outdoors in, flooding rooms with natural light and (literally) views from every direction.

If you can tear your eyes away from those views for just a moment, the focal point of the living area is a magnificent Cheminees Philippe woodburning fireplace, flanked by floor to ceiling windows looking out to lush, manicured lawns. A generous dining space leads to the gourmet kitchen by way of a u-shaped servery featuring a built-in, ducted indoor BBQ; the extensive kitchen is a true gourmand's delight, with high-end European appliances including Miele and Gaggenau ovens and cooktops cleverly laid-out to create multiple cooking and prep zones, with an AGA cooker (the largest of the models) taking pride of place. Benches of sleek stainless steel, twin fridge freezers and a wealth of under bench and pantry storage cupboards round out a kitchen that would make a professional caterer green with envy.

Generous 9ft-high ceilings, floors of limestone and hardwood (pure wool wall-to-wall carpet in the principal bedroom) as well as ducted air conditioning all contribute to a sense of easy comfort, low-key rural luxe.

A 15m solar-heated pool comes complete with a fully self-contained pool house - with bathroom and kitchenette, ideal as a guest retreat/extra accommodation. The pool BBQ and paved patio complete what is the ideal setting for long summer days and evenings of entertaining. And yes, the valley and district views from the pool and terrace are sublime.

The house is enveloped by lush, well-established and award-winning gardens; the raised beds of the vegetable garden, the citrus grove, chook house/enclosure and rose garden give way to private walking trails which beckon you into the pristine sub-tropical rainforest, looping through ancient stands of eucalypts and red cedars.

An oversized three-bay garage with workshop, a high-capacity underground water storage tank, biosystem septic and an extensive 48-panel solar array round out the offering, making for a very sustainable sanctuary. Best of all, 'Flametrees' offers peace and seclusion without the isolation, being an easy 5 minutes' drive to the Jamberoo township, a 15 minutes' drive to coastal Kiama and with easy access to the motorway, under two hours to Sydney.

We invite you to arrange an inspection of this most special property.

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