

Sold



94 Crooked River Road, Gerroa



### Beach Side Vista

Situated in a commanding position above the Crooked River estuary, 94 Crooked River Road, Gerroa offers unrivalled panoramic views, from the Gerroa Headlands south to Shoalhaven Heads and Culburra. The perfect blend of coastal charm and modern luxury, expertly designed and with all the modern inclusions you'd expect from a residence perfectly suited to full-time living or as the ideal holiday home/holiday rental, this home is a prime example of thoughtful design, impeccable craftsmanship and tasteful decor.

Designed with meticulous attention to detail, the residence caters perfectly to the diverse needs of its occupants, the clever floorplan incorporating multiple storeys, taking absolute advantage of the sloping site and affording views from most levels. The home provides purposeful spaces - large rooms and outdoor areas perfect for gatherings of family and friends as well as private spaces catering to individual pursuits such as work, study and hobbies.

From the street, the unassuming facade exudes a quaint coastal appeal, and gives no indication of the expansive interior that unfolds across multiple levels. Stepping through the front door from the double carport and into the upper-level, open plan living, dining and

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Price SOLD for \$2,850,000

Property Type Residential

Property ID 490

Land Area 650 m2

Floor Area 379 m2

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kitchen space, visitors to the property are instantly greeted by the aforementioned view, thanks to a bank of windows spanning the width of the house. These same windows ensure that the living areas are bathed in natural light, creating a seamless connection between the home and its breathtaking backdrop and which open onto a vast covered balcony.

In the main living room, a gas fireplace adds warmth and ambiance, ensuring comfort during the cooler months. The gourmet kitchen is equipped with quality stainless steel appliances (including under bench wine fridge) and cleverly incorporates a butler's pantry and generous storage. Thoughtful touches extend to the four-legged members of the family, with built-in water bowls in the kitchen island and a discreet doggy door and ramp leading to a garden space.

The ingenious design continues on the lower levels, with three generously sized double bedrooms all with built-in or walk-in wardrobes, one a guest room with ensuite bathroom, the other two sharing a 'jack and jill' family bathroom. The fourth, principal bedroom suite reigns supreme, boasting an oversized walk-in robe with elegant, bespoke cabinetry, an ensuite with a luxurious steam shower, a private balcony, as well as direct access to the lower deck which features an inviting swim spa...a true sanctuary within a sanctuary.

The lower deck and swim spa is also accessible from the dedicated media room (perfect for movie nights), a generously sized rumpus room and a meticulously crafted home office with built-in cabinetry which can be closed off for added privacy behind a feature chevron-design barn door. Multiple storage rooms, expansive laundry and mud rooms complete the interior offerings, with an additional two parking spaces and access to a workroom and even more storage located on the lowest level with access below the deck.

Gerroa is a coveted coastal enclave, a small and welcoming community sharing pristine beaches, stunning vistas and tranquil atmosphere. 94 Crooked River Road is Gerroa living at its finest, where sophistication meets spaciousness and panoramic vistas are a daily indulgence, whether you're looking for your next home, for a getaway for rejuvenating holidays with family and friends or indeed as an in-demand, income generating holiday rental investment.

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