

Kaloolah c1907  
111 Northwood Road Northwood



"Heaven is under our feet, as well as over our heads."  
- Walden Thoreau, 1854



### 'Kaloolah' of Northwood – A rare slice of Utopia

Like its namesake, 'Kaloolah' gives an insight into utopia in Northwood, Sydney's smallest harbourside enclave, and one of the area's best kept secrets. Walk into 'Kaloolah', and you will discover why. As the current owner admits, you immediately feel at home.

Built in circa 1907, this truly gracious, two storey Federation home commands breath-taking eagle's nest views over the horizon, spanning tranquil Woodford Bay, Longueville, Hunters Hill, Woolwich Point and across to dramatic Sydney CBD skyline. Can't be built out. Gaze down on the boats moored on the bay; enjoy the New Year's Eve fireworks; or just drink in the ever-changing vista, night and day.

Set back from the road, the home stands tall and majestic amidst easily maintained landscaped gardens, with an array of native trees, ferns, camellias and hydrangeas.

The position and plantings ensure the utmost in privacy. A large double carport provides ease of parking, and there is ample on-street parking for visitors.

The home's high-set position maximises views, natural light and gentle sea breezes. Air conditioning? You won't need it!

#### Heritage features

The grand entrance hall with high archway and elegant chandelier only hints at the charm contained within. The current owner, an artist, has lovingly hand painted the hallway, which provides a stunning feature and enhances the natural light.

This solidly built full-brick home offers great potential for further enhancements. Stunning Federation features include leadlight windows, front door and highlights; five original, ornate fireplaces; Kauri timber flooring; high ceilings; and period light fittings.

An ornate timber staircase leads to the expansive upper level, featuring three large bedrooms, 1 ½ bathrooms and a huge family/rumpus room with a marble fireplace. An abundance of windows maximise the views, natural light and gentle sea breezes. A covered

- Expansive water, district and horizon views
- Private, high set position
- 781sqm, North East aspect
- Sun-bathed salt water pool
- 4 bedrooms, 2.5 bathrooms
- Fitted-out study/home office
- Huge 2<sup>nd</sup> storey family/rumpus room
- Large entertaining terrace with scope to extend
- Expansive, covered verandahs
- Charming landscaped gardens
- Federation features (high ceilings, ornate fireplaces, leadlight, timber floors)
- Under house cellar and storage
- Alarm/security, phone & fax lines, cable TV, broadband
- Double carport
- Buses and ferries at door



## Exclusive agent

timber veranda leading from the master bedroom and family room provides the perfect place to escape the world and relax in the magnificent outlook – views you can never tire of.

The lower level features a vast sitting room and adjoining formal dining room, both with magnificent marble fireplaces with ornate mantles. The sitting room opens onto a timber verandah, and large picture windows maximise those spectacular views in both rooms.

The character-filled, eat in kitchen also features hand painted timber cupboards and exposed beams, skylights, and French doors opening out onto the terrace. And – again – those exceptional views. Off the kitchen is a large laundry with ample shelving, and a separate toilet. The lower level also features a study / home office with built-in bookcase, and a double-size guest bedroom with ensuite.

### **Scope to extend entertaining areas**

The outdoor entertaining area is both immense and level. A highlight is the fenced salt water pool, where you can lie back and enjoy the views over the bay. There is enormous scope to extend the already large sandstone and timber terrace areas over a landscaped parcel of land on a lower level.

Established trees and palms give the feeling of being permanently on holiday.

### **History steeped**

'Kaloolah' is flanked by elegant period homes, in one of history-steeped Northwood's wide, tree-lined streets. It's only minutes to cosmopolitan Lane Cove Village, a short drive to the North Sydney and Sydney commercial districts, and a mere stroll to parks, buses or ferries, just 6 km to the CBD and surrounded by many of Sydney's best schools. Discover Northwood!

Expressions of Interest

Inspection by appointment

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