

KARLSRUHE c1892

113 Northwood Road Northwood

A rare chance to be part of history in a cherished harbourside property





An architectural treasure, an exclusive harbour suburb, a deep view across tranquil waters with the CBD just minutes away: properties as special as this one with absolute waterfront access change hands very rarely indeed.

A fine example of nineteenth century architecture, *Karlsruhe* has been sympathetically modified for contemporary living by internationally renowned Australian architect, Glen Murcutt. The shuttered French windows, etched glass panels, timber fireplaces and tiled hearths of the interior are enhanced by light, breezy and eminently usable living spaces.

Hundred year old camellias frame the entrance along with romantic stained weatherboard and complete return verandah in the Anglo-Indian style.

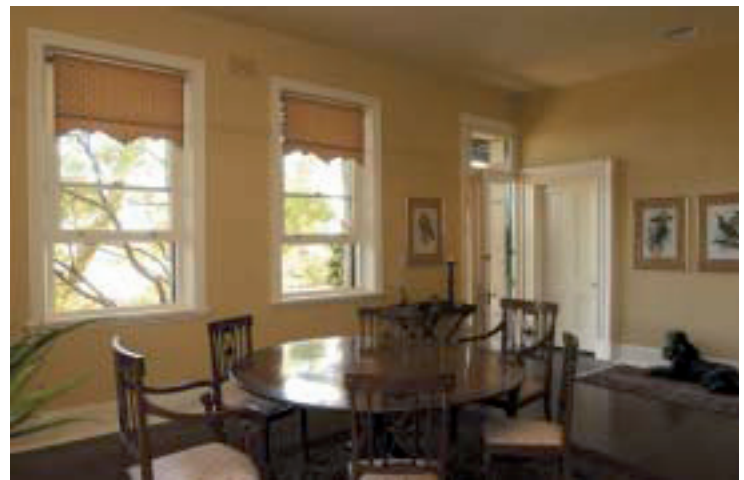
On this upper level, bedrooms, a bathroom and formal and informal living areas are ranged around a broad hallway. Every room opens onto the deep verandah, a feature that permits cooling sea breezes to drift through the house and allows living spaces to spill out under the shelter of the graceful awnings. The verandah's slim cast iron posts and fine balustrade frame a view that stretches from Longueville to Hunters Hill to Woolwich and across the treetops to the peaks of the city skyline.

The sandstone used to build the lower storey was excavated on site. Here, a handsome kitchen and dining room lead out onto a landscaped courtyard.

This storey also houses a bedroom and ensuite currently used to accommodate guests, another full size bathroom and an expansive laundry.

The impressive architectural qualities of the home are inspirational, yet there is ample room for customising the property with a minimum of effort. The original shingle-roofed bathhouse in the rear garden might be developed as

- Panoramic views
- Absolute waterfront access
- Show-quality gardens and entertaining areas
- 4 bed/3 bath
- Guest suite/office with sep. entry
- Sitting room and formal dining
- Sunroom
- Heating, security & watering system
- 2 car garaging



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part of the outdoor entertaining area or be transformed into a fairytale cubby house or studio. The extensive area under the house could easily accommodate a wine cellar. And the ground floor guest quarters might be used as a comfortable home office.

The camellias at the front of the house preside over re-instated circular garden beds, their vintage and character lending a warm, cottage feel to this deceptively spacious property. At the rear, a paved courtyard shaded by a magnificent jacaranda provides a stylish venue for formal and informal entertaining. Until recently, the gardens were a popular part of the Australian Open Garden Scheme.

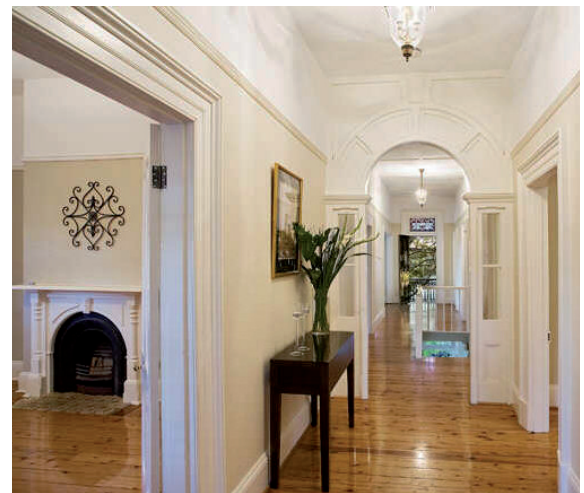
Directly below the house, a bright flotilla of yachts floats on the deep waters of Woodford Bay. The property has direct access to the water, making it easy to maintain a sailing vessel or to encourage guests to arrive by water. The sandy beach a perfect place to fish or picnic – of course children will swim and play.

The fact that these cherished properties are so tightly held is the reason why Northwood's charms are little known outside the area.

Northwood was established in the late nineteenth century with a scattering of distinguished properties (*Karlsruhe* is the second oldest home in the suburb).

By the mid-20th century it had gained a reputation as an artist's colony: these are the waters that inspired Lloyd Rees and Brett Whiteley, among others. Today this exclusive harbour suburb nestled between Greenwich and Longueville is the best kept secret of an elite group of professionals.

This tranquil harbourside refuge is just 6km from the CBD. Commuting by car can take as little as 10 minutes, buses at door or stroll to Northwood Wharf and make the trip by ferry. Cosmopolitan Lane Cove shopping village St Leonards and North Sydney commercial centre and an impressive array of private and public schools are all within easy reach.



Expressions of Interest

Inspect by appointment

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