

22 Bangalla Street, Warrawee
A Graceful Estate



"Laying out grounds may be considered a liberal art, in some sort like poetry and painting."

- William Wordsworth



From the moment you drive up the private, circular driveway, William Wordsworth's words ring true. This genteel estate has been carefully and superbly laid out, much like a striking painting or emotive poem.

Set high on an enormous North-facing double block, the sprawling single level home is surrounded by beautifully landscaped gardens and rolling lawns – all of which enhance the character and feeling of tranquillity and privacy. From the front of the home, you can enjoy the lovely district views, which take in the vast playing grounds of one of Sydney's premier private schools, Knox Grammar.

A three car garage/storage area is well located to the 'side' of the home. It also features a self-contained office/guest suite, which was originally designed as the driver's quarters.

The façade of the home only hints at the delights contained within: the magnificent portico, extensive verandah, double-size entry doors and large windows. Step inside and the magic unfolds. The marble floored foyer features the most intricately designed high ceiling with discreet lighting, sidelights and highlights to maximise the natural light; the delightful formal lounge again features a magnificent ceiling, panelled walls with lighting to highlight artworks, a stunning marble fireplace, and French doors opening onto the verandah.

The rooms themselves are many and varied, formal and relaxed, and each with their own ambience and charm. Clever designer 'touches' really define the character of the rooms: ceilings are high and intricately designed; windows, highlights and sidelights maximise the views and natural light; timber archways perfectly separate and link rooms; clever paint schemes enhance the character of different rooms; a combination of timber, tiled and wool-carpeted floors define specific areas; two exquisite fireplaces provide visual intrigue.

A wide hallway leads to the home's 'sleeping quarters', featuring five bedrooms, four bathrooms and internal laundry. A highlight is the gorgeous sunny master suite with huge bay window and door opening onto the verandah. Be amazed by the exquisite and carefully created dome-style ceiling. With its walk-in wardrobe and large ensuite with spa bath, this is a true parents' retreat.

The second bedroom also features an ensuite, a private entrance and balcony – perfect for teenagers or as a guest room.

- Estate-sized double block, approx. 2605sqm
- Tranquil, leafy district views
- Sprawling landscaped gardens, reticulated watering system
- Swimming pool, tennis court
- 5 bedrooms (2 with ensuites)
- 5 bathrooms
- Separate, self-contained office/guest quarters
- Vast covered portico, elegant marble foyer
- Sitting room; separate formal dining
- Enchanting 'music' room; huge rumpus/games room
- Charming study
- Entertainment pavilion with sauna, spa, climate-controlled wine cellar
- 3 car garage: extensive storage and attic
- Circular driveway, 2 entrances, remote control gates
- Reverse cycle air-conditioning, alarm system, intercom & piped music throughout





Emphasis on entertaining

Built in the 1950s and beautifully renovated over the years, the home features a myriad of entertaining areas, from the vast front verandah, sandstone terraced pool and sundeck, sun-drenched courtyard/ barbecue area with fountain, charming rear paved terrace, full-size tennis court, to the vast pavilion with sauna, spa, bathroom and bar fridge. There is also a climate-controlled wine cellar with room for thousands of bottles. *Depending on the time of day, season or the 'mood', there is an entertaining area to suit.*

The fantastic music room in the main home has a huge picture window which looks onto the courtyard, perfectly 'framing' the fountain. And the room flows onto the rumpus/games room, which is large enough for a full size billiards table.

For more formal dinner parties there is the charming dining room, which opens onto a paved terrace, highlighted by a gorgeous heart-shaped garden bed. Or for more relaxed morning teas, there is the family room with an amazing solid timber fireplace. The modern, open plan kitchen is large, with ample cupboards and bench space, and a sunny breakfast nook. Still plenty of opportunity and space to make your mark on the kitchen!

And if you want to 'escape' and read, do some work, or have a quiet after-dinner drink, the timber study with inbuilt bookshelves is the ideal spot. There is even a wet bar behind wooden-panelled doors.

Outstanding location

Located in the delightful suburb of Warrawee, derived from the Aboriginal word meaning 'rest awhile' or 'stop here', the home is just 20km from Sydney CBD and 35 minutes to the airport. St Ives Shopping Village and Westfield Hornsby are only a short drive; Chatswood is just 15 minutes away; lush green reserves, national parks and private schools within easy proximity; stroll to buses, train and cosmopolitan Wahroonga Village.

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