

34 Cowdroy Avenue Cammeray
Deep waterfront living



A European villa to claim and name

Deep and sheltered waterfront

Are you bored with cool minimalism? Are you craving the classicism and warmth of European styling in a natural waterfront setting? An authentic provincial villa in Cowdroy Avenue, Middle Harbour's most exclusive and desirable street, is just waiting to be named. Cascading over four levels to the waterfront, completely surrounded by sweeping private balconies, white-pebbled alcoves and glamorously landscaped gardens, Cowdroy Avenue is rare and uncompromising style on the lower North Shore. This is one of Sydney's most romantic, harbourside homes.

A residence that flows on every level

Park in the double garage at street level and descend through four terraced levels of pure escapism. 4/5 bedrooms, 4 bathrooms. An enormous master bedroom offers total seclusion with dreamy views, a generous private terrace and indoor area for private lounging or dining.

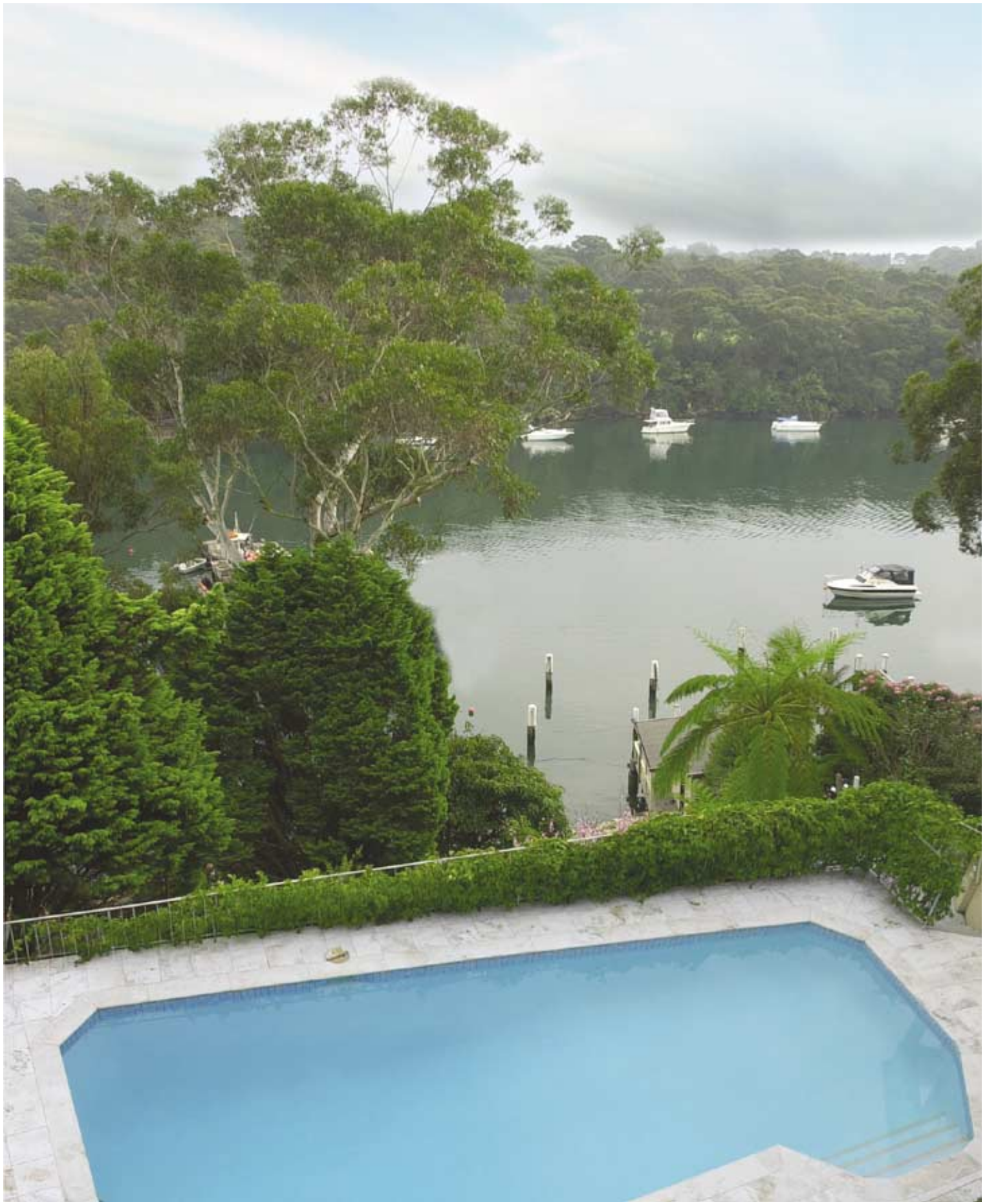
A dramatic stairway entrance flanked by twin palms leads to the foyer level. A marble-tiled entrance divides a huge, dream kitchen complete with solid limestone benches, gas, European appliances and a casual dining area from the gracious main lounge and dining areas. Sweep back the French linen curtains and release Belle Epoque French metal shutters to a spectacular main terrace your guests will never want leave.

Descend another level to a private study and guest bedroom. The terrace leads with classical, double marble staircase leads to the heated pool. Slip away through a side-door to the temperature-controlled, security basement wine cellar, with Pirelli flooring and built-in storage for up to 2,000 bottles. Ideal for storing all those valuable 82's, 86's and '98 reds.

A perfumed garden alongside the heated pool leads to the quintessential, get-away-from-it-all boat shed and a tiny lawn, perfect for summer picnics on the water's edge. To accommodate your boating activities, there's currently room for a 40 foot cruiser with handy DA approval for alongside berthing.

- 4/5 bedrooms
- 4 bathrooms
- Ensuite
- Designer kitchen
- Dining room
- Family room
- Study
- Terrace/balcony
- Security
- Parking
- Deep water heated pool
- Boat shed/jetty/pen
- Professional wine cellar





Middle harbour's most romantic home



A special investment – rare and ready to go

Rare is the property that is ready to go. A sudden move to London deprived the dynamic owners and their two young children the chance to enjoy life in this special home. Move in and switch on high-tech features such as the total Bose sound system, fully operational over all four levels, the appliances by Smeg and Jenn-Air fridge, the water filter system or the Loewe Xelos DVD player.

A style that rings true

Few Australian homes created in the European style ever achieve the authenticity of 34 Cowdroy Avenue. Where others feel like a reproduction, this is the real thing. Original 19th century French and Italian fittings including carved stone pots, bronze lion head water spouts, magnificent burr oak doors and elegant ironwork balustrades all contribute to a feeling of antique luxury. So do high ceilings through out, floors of chic unpolished marble, fine herringbone oak parquet and the traditional heavy metal latch double doors typical of the great 19th century French hotels.

An established, European style fully-integrated garden system adds to the splendour. Delicate vines creep up high side walls, bougainvillea hug the dramatic columns of the main terrace, passionfruit vines overflow the poolside railings while a mass of azaleas and violets flank the path below. Panoramic water views frame a single, towering gum tree.

The excitement of 'true north' light

As with the great seas-side villas of the Mediterranean, this home achieves sensuality and intimacy through a relationship with the sun. The especially constant quality of 'true North' light is filtered via a complex series of shutters throughout the house. Every room is bathed in soft sunlight. And so too with the rendered exterior. The way the aged Porter's Lime-wash picks up the afternoon glow, you could be anywhere from Santorini to Saint Sebastian. One laugh from a kookaburra, however, and you know you're right here in Sydney, in the best of all possible worlds.

482 square metres of rare and uncompromising living style

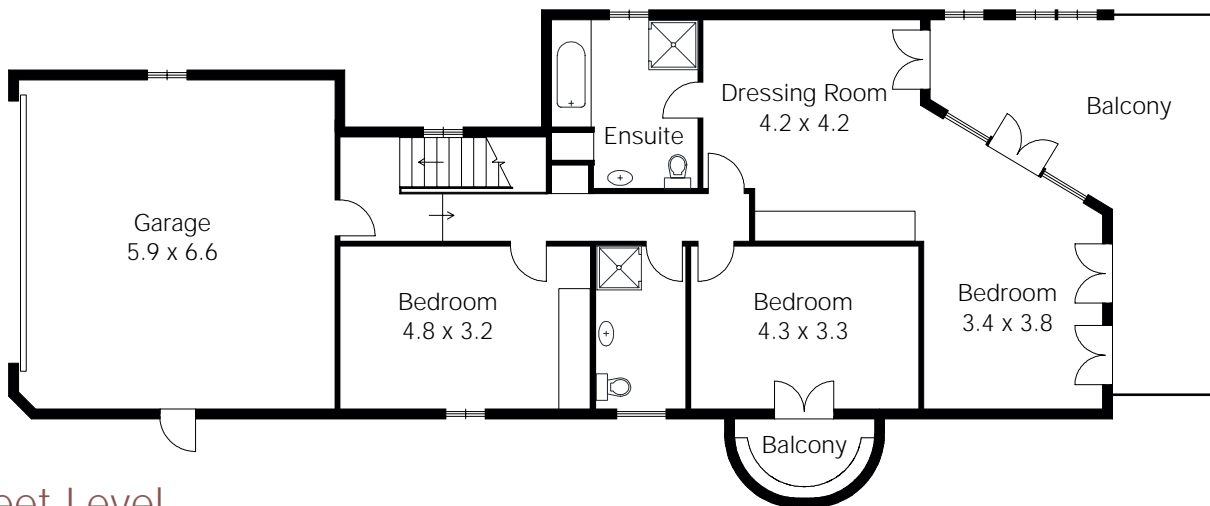
One stop between nature and the city centre

It's hard to grasp such exclusive seclusion can be just 7 minutes from the centre of Sydney. Via a discreet connection to the Sydney Harbour Bridge, your first actual stop is the toll way. Shops, private schools and access to the Harbour Tunnel are conveniently close. Once home, you can de-stress to glittering panoramic views over the most secluded bush reserve and bay in Middle Harbour, with glimpses of Tunks Park to your left and the 5th tee on Northbridge Golf Course straight ahead. All you'll be able to hear are bird calls, the lapping of water and the gentle clinking of moored yachts below.

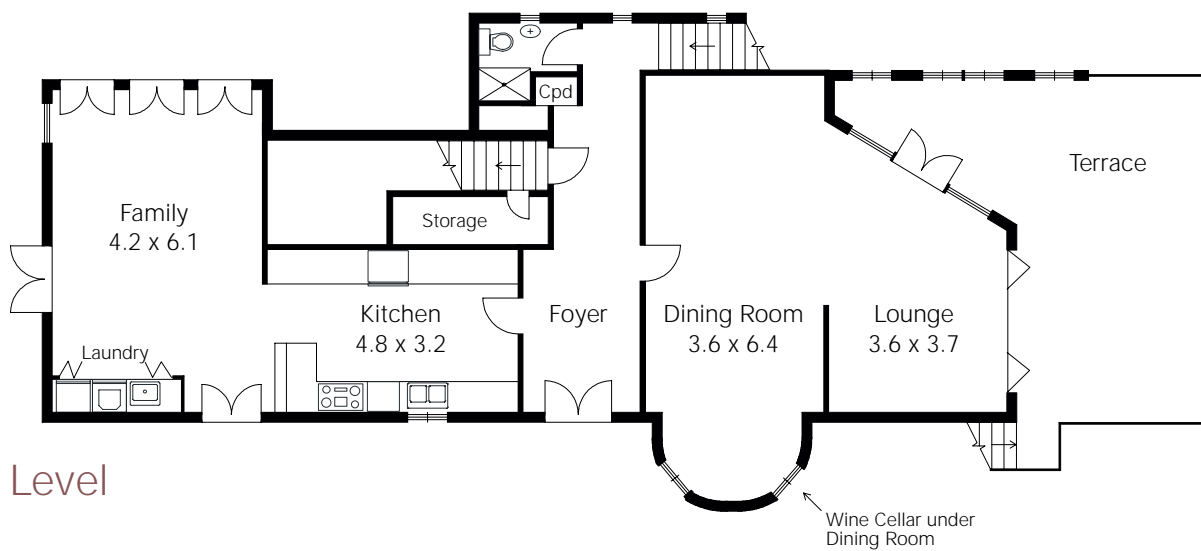
A villa of delight

Full security, total air-conditioning and safe playing areas means this is a house in which you and your family can truly switch off. Generous, flowing proportions also mean you can entertain in casual style. Rated by one high-ranking US Olympic official as one of the world's most beautiful, relaxing homes, Cowdroy Avenue is the ultimate lifestyle investment for an extremely discerning buyer.

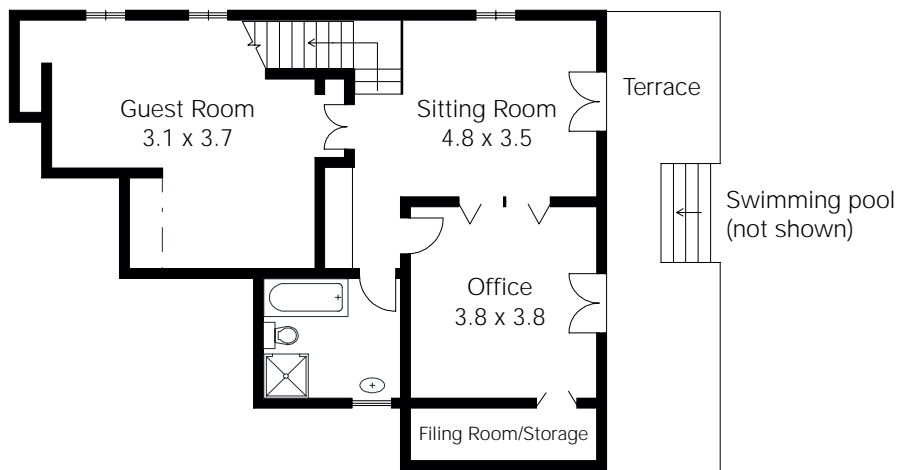
Expressions of interest
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Street Level



Middle Level



Lower Ground