

64a Ponsonby Parade, Seaforth
The embodiment of a halcyon lifestyle.



"Not merely an absence of noise, real silence begins when a reasonable being withdraws from the noise in order to find peace and order in his inner sanctuary."

Peter Minard, author.



From the front garden, the home stands like an elegant sentinel at the end of a private driveway – a sleek, contemporary structure with wave-like roof and magnificent sandstone façade set behind the native gum trees. Set over three levels, the home enjoys extensive district views and water glimpses. Close the doors of the enormous three-car garage and this home is the ultimate in privacy.

Set on almost 1200sqm, the property has a North-to-rear aspect, and the pool with River stone paved deck is tucked into the north-west corner, capturing the sun for much of the day. Overall, the house was designed to allow maximum sun in winter.

This is a contemporary and practical home with Australian feel and International appeal. The open plan living and dining areas have an almost maritime character, with a clever fusion of glass, timber, stainless steel and muted colours - all of which exude light, openness and warmth. Blackbutt timber has been used for the flooring and stairs, while pale ash timber has been utilised for the ample cupboards throughout the home.

Use of large windows and highlights in all rooms ensures ample light and spaciousness, and the timber/stainless steel theme is integrated throughout the rooms. And the natural light is enhanced by subtly positioned halogen lights.

Integral to the design is the way the outside melds with the inside of the home. Two and a half storeys of glass in the main living area truly bring the outside in and add to the sanctuary-like feel. The living areas flow onto the landscaped tropical garden and are almost 'nestled' among the trees, and glimpses of greenery can be seen from every room. Thought has even been given to the window cleaning, with an attractive slatted timber walkway, which is in a similar style to the eaves, surrounding the house.

The garden itself is home to an abundance of possums and native birds - even a pair of tawny frogmouth owls is sometimes in residence. Wake up to the chirruping of the rosellas and fall asleep to the gentle sounds of the fountain and frogs. And the charm is enhanced by a dry-stacked stone wall built 100 years ago by a Scotsman who carved the rock from a cliff at the back of the property.

- 4/5 bedrooms
- study/retreat
- 3 ensuite
- s.c. studio
- OFP living/dining
- pool & terraces
- 3 vehicle garaging
- entertaining courtyard
- north to rear aspect
- district views/
water glimpses



Exclusive agent

For those who enjoy entertaining, this home features a plethora of different areas - both inside and out. The back garden lends itself to long, relaxed lunches and parties, the side deck is ideal for pool parties, or sit on the front balcony and just drink in the district views. And the central location of the meticulously designed timber and stainless steel kitchen ensures you won't miss out on the fun.

Away from the open plan living/entertaining areas, a number of separate 'zones' mean you can have your own personal space - from the four generous bedrooms, study/retreat, decks or garden areas.

On the lower level is the ultimate retreat - a generous separate studio bedroom, complete with built in wardrobe and large modern bathroom. This very private area has its own entrance, leading up to the pool, and would be an ideal teenage retreat or separate accommodation for guests.

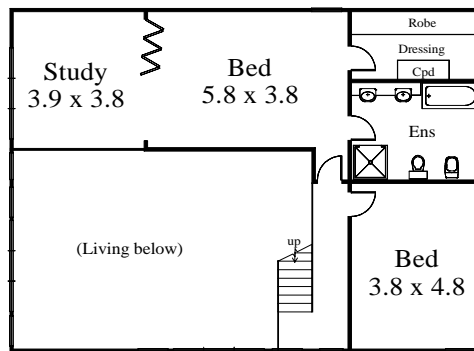
The positioning of the house has been designed to capture the sunlight, in addition to the gentle sea breezes. And throughout the house, louvre windows have been used to maximise these breezes and keep the home cool. While there is also reverse-cycle air conditioning, the current owners say they have never needed to use it in summer.

The spacious master bedroom with parents' retreat/study is a visual delight, with timber-slatted bifolding door and highlights. Lie in bed and look out at the tropical plants and you could almost believe you were in Bali. A large walk-in dressing room is almost an escape in itself and also features a louvred window, allowing the breezes to lull you into a restful sleep.

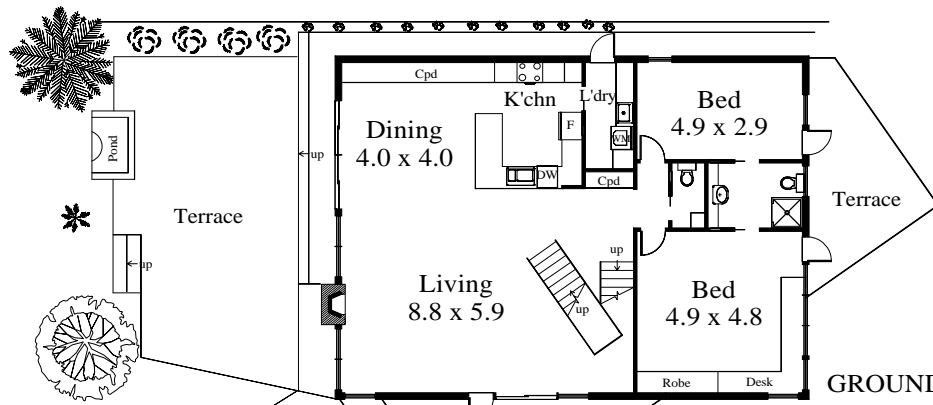
The adjoining ensuite also features the designer's quality touch - from the twin basins, granite vanity, large glass-screened shower, pale ash cupboards, down to the bidet - nothing has been left to chance.

Located in a highly sought-after area, the home is just a couple of minutes from Seaforth 'village', with its cosmopolitan cafes and restaurants. A safe walk to the bus stop, it is just 10 minutes to Mosman and less than five minutes to Manly, gateway to the Northern Beaches lifestyle. There is a range of private and public schools within a 10km radius.

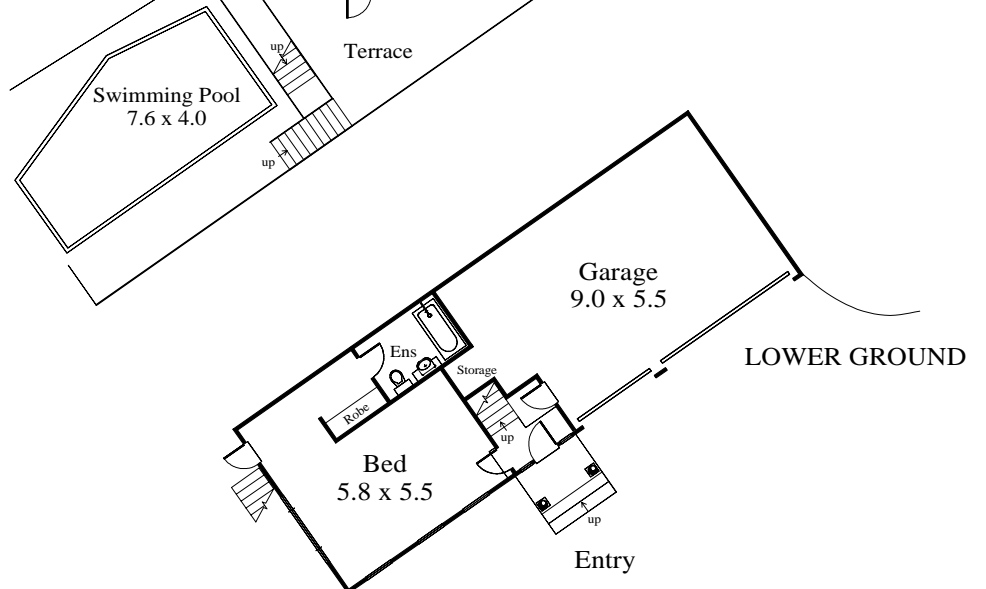
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