

'Camellia Court'
98 Junction Road Wahroonga



This estate is a haven of unquestionable beauty and refinement. Inspired by a magical chateau set on the Spanish coast. Beautifully renovated with meticulous attention to detail, personal comfort and practicability, its Mediterranean eloquence is unparalleled.



Key Points

- 4046 sqm/North to rear
- 6 bed/4.5 bath
- Formal living
- Family & sunrooms
- Scullery & Holz Kitchen
- Study
- Guest House
- Billiards room/bar
- R/C air, alarm, 4 x Fireplace
- Hydronic gas central heating
- Auto gates + DLUG
- Pool DA app./Court pend.

Ground Floor

- Grand entrance with high ceilings & traditional, original Spanish iron chandelier. Original imported European tiles depict the life of Don Quixote. Napoleon III ebonised gilt pelmet. Sweeping staircase featuring imported tiles & turned wrought iron hand railing
- An oversized living room prominently features a detailed stone fireplace, high ceilings with oak beams, 3 sets of French doors, a large glazed/leaded sliding door and recessed bay window
- Large north facing sunroom features detailed painted ceilings & oak beams, wooden floorboards, 3 sets of arch windows & French doors leading to a breathtaking Peter Fudge garden often used for Weddings & photo shoots
- Generous family room features high ceilings, oak picture rails, stunning oak hand carved fireplace with Moroccan tiles. French doors are also a prominent feature, leading out to a stone paved provincial entertaining area
- Grand dining room features high ceilings with oak beams & detailed fireplace
- Scullery & Holz kitchen with gas & electric appliances, fully integrated double fridge/freezer, dishwasher, walk in pantry, antique skylight, Spanish emperador marble bench tops with hand painted tiles & splashbacks
- Comfortable guest bedroom with adjoining bathroom
- Elegant guest powder room & separate WC.
- Spacious laundry with ample storage cupboards
- Wine cellar
- Study (private entry) with oak shelving & French doors flows to private loggia
- 2 car garage with automated doors & ample storage with internal access to entrance hall. Multiple off street guest parking

First Floor

- 4 large bedrooms featuring high ceilings and built in robes
- Master suite features large built ins with featured display areas + spacious walk in robe. Potential to create large rooftop terrace
- Classical marble ensuite bathroom with elegant mirrored vanity, shower, bath, toilet and bidet
- 4th bedroom has painted detailed robe and mirrored dressing table featuring a private Juliet balcony
- Elegant main bathroom in 1930's art deco style





Separate Guest House

- Separate studio/rumpus
- Bedroom
- Bar
- Billiards room/theatre
- Bathroom
- Workshop with huge storage area
- Large covered terrace

Special Features

- Reverse cycle air conditioning to upstairs area
- Thermostat/timer controlled hydronic gas central heating to ground floor
- Back to base security alarm with pet friendly detectors
- Maids central bell system to most rooms
- 2 phone lines, internet and Foxtel
- Brintons woven Axminster carpet

Grounds

- 4046 sqm of spectacular north facing manicured gardens designed by renowned landscape architect Peter Fudge
- Circular stone paved driveway
- Computerised sprinkler system
- Automatic antique French wrought iron gates
- Cutting edge semi auto halogen lighting system throughout the entire garden
- Koi pond & fountain
- Turtle pond & wall fountain

Exclusive agent

FOR SALE
by Expressions of Interest

Inspect by appointment

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