



22a Charlton Avenue Turramurra, NSW

5 bed | 4 bath | 4 car

Brand new luxury home, family wish-list fulfilled

Immediately distinctive with its striking Georgian facade and premier east-side position, this brand new custom masterpiece excels. Brilliantly designed and completely bespoke, the excellence of this home is showcased throughout its sprawling dual level floor plan, its inspired alfresco areas and its securely gated and manicured grounds. Infusing the timeless elegance of provincial style, the home delivers a wealth of living, dining and entertaining spaces, a private guest suite, room for a home office and an indulgent master retreat. The fit out and finish is outstanding, where every detail has been carefully considered and executed. It finishes with a memorable address, a stroll to the bus, Pymble Public School, Irish Town Grove and Princes Street shops and close to the rail, village and elite private schools.

- Light drenched interiors, 3.3m high ceilings down, 3m ceilings up
- Beautiful parquet timber flooring, 100% wool carpets, ducted a/c
- Grand entry, designer lighting, full height wainscoting adds appeal
- Formal lounge with fireplace, media room or office, family room
- Sprawling open plan living and dining with fireplace, banks of bi-folds
- Magazine worthy stone kitchen, vast island bench, Miele appliances
- 2 x ovens, butler's pantry, expansive covered terrace with barbeque
- Level child friendly lawns, 10m heated pool, powder room, storage
- Lower level guest with ensuite, upper level teen retreat or study area
- Large bedrooms, 3 with ensuite, luxury bathrooms, under floor heating
- Lavish master with custom WIR and ensuite, bespoke joinery throughout

Ross Mundy

m: 0451 373 641

t: 02 9061 3199

e:

Fiona Thomas fionat@themarshallgroup.com.au

m: 0412 334 589

t: 02 9061 3199

e:

fionat@themarshallgroup.com.au