



6 Pibrac Avenue Warrawee, NSW

4 bed | 3 bath | 2 car

## Braemar: Timeless Elegance on Pibrac Avenue

Presenting "Braemar," an exquisite two-storey English Tudor residence nestled in the heart of Warrawee's most distinguished street. This c1930's Stockbroker Tudor, designed by the eminent architect John Brogan, commands attention as it gracefully occupies the elevated side of Pibrac Avenue.

Situated proudly on a generous 1,175 sqm parcel, "Braemar" is enveloped by meticulously landscaped English gardens. A grand balcony provides a sweeping vista over the award-winning gas-heated pool and a sumptuous octagonal spa housed in a copper-roofed gazebo. Inside, the home boasts interiors adorned with exquisite stone and timber panelling, high ceilings, leadlight windows, and an inviting open fireplace in the formal lounge room. Ascend the regal cedar staircase, illuminated by a sparkling chandelier, leading to four spacious bedrooms. The home also includes versatile study/fifth bedroom.

Delight in the allure of "Braemar" with its beautifully diverse outdoor spaces for entertaining.

The property features:

- 4 Bedrooms, study/bedroom 5
- Spacious bedrooms with balconies overlooking a majestic Norfolk Pine
- 3 bathrooms
- Formal lounge room, sitting room, and sunroom leading out to a terrace
- Large dining room
- Designer kitchen with an ILVE oven and casual meal area
- Gas fireplace

Ideally located just 400 metres from Warrawee Station, with Knox Grammar junior and senior

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