



**SOLD**

## HAMPTONS STYLE 4-BED HOME, SELF-CONTAINED GRANNY FLAT, LEVEL 820M<sup>2</sup> LOT, OFFERING PRIVATE OUTDOOR LIVING, SWIM SPA AND BEAUTIFULLY RENOVATED INTERIORS

Perfectly positioned in a quiet tree-lined cul-de-sac, this beautifully renovated Hamptons-inspired residence offers exceptional family living with the added versatility of a spacious, private self-contained granny flat. Set on a huge 820m<sup>2</sup> north-facing block, the property combines elegant style with outstanding functionality, just moments from local schools, shops, beaches, parks and excellent public transport.

The 4 bedroom house highlights classic Hamptons character with engineered French oak floors throughout the living areas, solar panels, new carpets in all upstairs bedrooms, and underfloor heating in both the main bathroom and main bedroom. Comfort is ensured year round with ducted air-conditioning, and a remote drop-down projector screen adding a premium cinematic touch to the living room.

Designed for seamless indoor-outdoor living, the residence flows to a large alfresco entertaining area complete with an automatic Vergola, purpose-built BBQ station, and a luxurious swim spa. The home is framed by 300m<sup>2</sup> of mature gardens, offering privacy, greenery and tranquility with plenty of room for children and pets. Off-street parking for up to five cars provides rare convenience for families and visitors alike.

### Self-Contained Granny Flat

The expansive, high-quality granny flat is ideal for extended family, guest accommodation or rental income. Features include:

- Full Caesarstone kitchen with Miele appliances
- Underfloor heating in both the kitchen and bathroom
- Impressive vaulted ceiling in the living area
- Two AC units for complete comfort

**5 BED | 3 BATH | 5 CAR**

PRICE:  
\$3,150,000

OPEN FOR INSPECTION:  
N/A



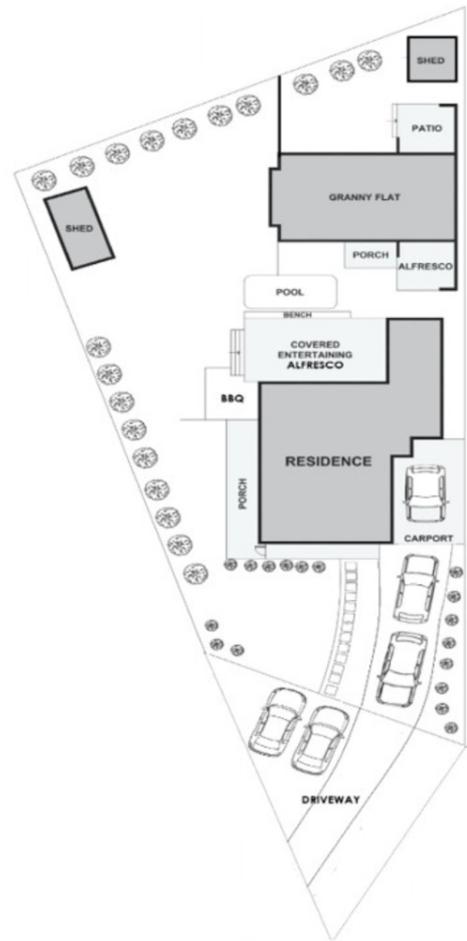
**Garry Braams**  
**0425360002**

property@maxdwell.com.au  
maxdwell.com.au

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## 9 JANICE PLACE, NARRAWEENA



Please Note: All stated dimensions are approximate only. Particulars provided are for general information and do not constitute any representation on the part of the vendor or agent.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Garry Braams  
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property@maxdwell.com.au  
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