



FOR SALE

BUILT WITHOUT COMPROMISE

* Price Guide \$2.5m - \$2.7m

Every now and then a home comes to market that immediately stands apart from everything around it.

22 The Ridge Road is one of those homes.

Constructed without compromise and finished to an exceptional standard, this remarkable residence represents years of thoughtful planning and meticulous attention to detail. Every room, every finish and every inclusion has been selected to create a home that is both visually striking and effortlessly functional.

From the moment you arrive, the quality is unmistakable. Feature stonework and beautifully crafted stone entrance stairs, landscaped gardens and contemporary architectural lines create a commanding street presence before revealing an interior that is equally impressive.

The soaring cathedral ceiling draws natural light deep into the open-plan living spaces, while the state-of-the-art kitchen forms the centrepiece of the home. Floating 40mm stone and timber benchtops, premium appliances, a fully appointed butler's pantry and extensive storage combine to create a space designed equally for everyday living and sophisticated entertaining.

Accommodation has been thoughtfully designed to provide flexibility for growing families, guests or multi-generational living, with five generous bedrooms, four beautifully appointed bathrooms, two dedicated home offices and a media/rumpus room, allowing everyone their own space without compromise.

Luxury continues throughout with tallowwood flooring, custom cantilever vanities, double-glazed windows and doors, plantation shutters, integrated ceiling sound system, ducted air conditioning and ceiling fans throughout.

Outside, the lifestyle continues.

The covered entertaining area overlooks the heated saltwater swimming pool and spa, surrounded by beautifully landscaped gardens that create a private sanctuary for family and

5 BED | 4 BATH | 2 CAR

PRICE:

\$2,500,000 - \$2,700,000

OPEN FOR INSPECTION:

N/A

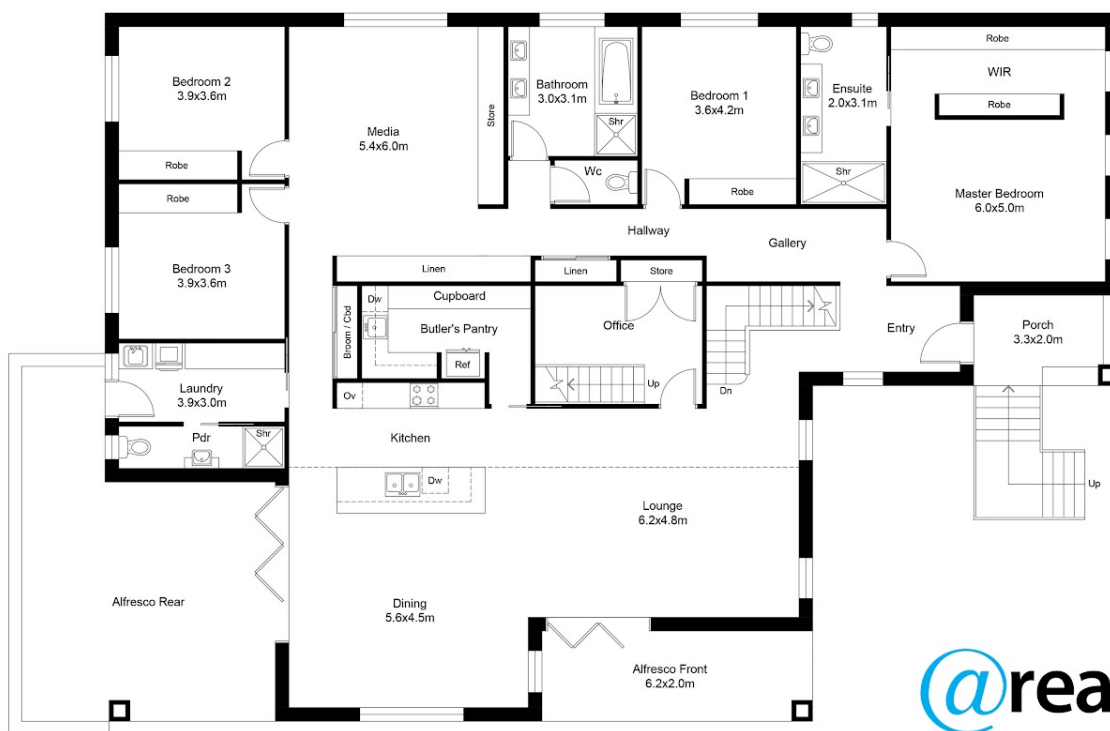


Greg Robson

0407773881

gregrobson@atrealty.com.au

www.atrealty.com.au



@realty

GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

22 The Ridge Road MALUA BAY NSW 2536

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.