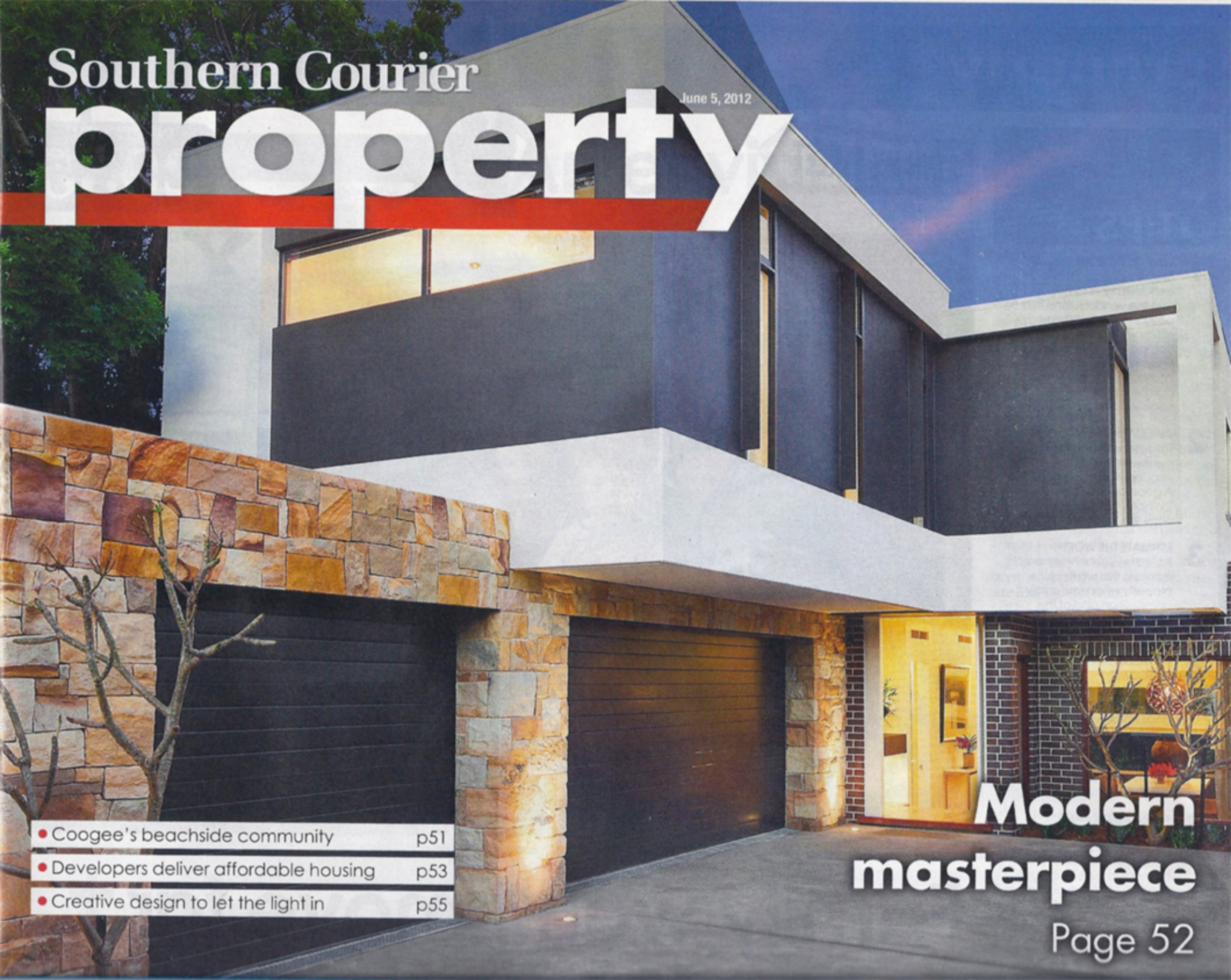


Southern Courier

June 5, 2012

property



- Coogee's beachside community p51
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- Creative design to let the light in p55

**Modern
masterpiece**

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HOUSE OF THE WEEK 87A ST MARKS RD, RANDWICK

Luxury living at every level



Attention to detail and luxury finishes take this new, architect-designed home to another level. **Jennifer Blake** reports.

SANDSTONE always imparts a sense of luxury and the sandstone-clad garaging that greets you as you walk down the long drive to this new home is no exception.

Inside, every surface of the house smacks of luxury, with large slabs of calacutta marble in the kitchen, living room and bathrooms, and warm, wide, American oak floorboards under foot.

Step through the solid front door into a stunning split-level living and dining area, where large windows, bifold doors and lofty ceilings combine to fill the space with light, even on a grey day.

Built-in shelving acts as a functional room divider as you descend five steps into an airy living area. The room is centred around a gas fireplace ensconced in a marble-topped sideboard, while on the opposite wall a state-of-the-art kitchen continues the theme of light, bright neutrals.

A vast Caesarstone island bench doubles as a breakfast bar, soft-touch cupboards with pull-out shelves offer ample storage, and a marble splashback adds some texture to the walls. The frequently dull space between the benchtops and cupboards is brought to life by a long rectangular window behind the sink.

Folding glass doors open onto a landscaped garden with lawn and blackbutt decking.

Upstairs, three sizeable bedrooms have plush carpet and large recessed windows to fill each room with light. The master bedroom has a sizeable walk-in ward-

in your bracket

There are 140 properties on the market in Randwick.

PRICE	PROPERTIES
\$300k-499k	8
\$500k-699k	24
\$700k-999k	3
\$1m-\$1.49m	10
\$1.5m-\$1.99m	7
\$2m+	4
Auction/POA	84

Median suburb price

\$1.425m (house)

12-month capital growth

-6.3% (houses)
-2% (units)

robe and a stunning, huge ensuite. It has a ceiling-mounted shower with frameless glass screen, freestanding bath and mirrored vanity. It has heated floors, along with the main bathroom on this floor, which also has a freestanding bath, ceiling-mounted shower and plenty of storage.

Downstairs, a fourth bedroom with a built-in wardrobe is well set up for guests, with a stylish compact guest bathroom.

Off the kitchen, a laundry is equipped with a chute from upstairs, built-in cabinetry, sink and Caesarstone benchtop. It opens onto a drying patio.

The home has a 5000L rainwater tank to service the garden and toilets. It also has a double lock-up garage.



4 3 2

BEST FEATURES: Marble bathrooms with under-floor heating, high ceilings, American oak floors, gas fireplaces, gourmet kitchen

INSPECT: Thurs 6-6.45pm, Sat 10am-10.45am

AUCTION: Saturday, June 23, 3pm

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