



HOUSE OF THE WEEK Margie Blok



Living large ... the unusual design is luxurious and expansive.

DOUBLE BAY 2A HOLT STREET About \$8.5 million

House 6 bed, 5 bath, 5 car

Built 2007

Land 803 sq m

Inspect Sat and Wed, 10-10.45am (by appointment)

Agent Ray White Double Bay, 0425 233 488 or 0411 668 844

Auction November 19

Light, bright and modern, this house could appeal to well-heeled buyers with a penchant for large spaces and luxurious finishes.

With its discreet street presence, it also could appeal to people wanting privacy and high-level security, as it has a "bat cave" garage (with remote-controlled door and direct access into the home), entry doors operated by a keyless electronic locking system and a back-to-base alarm system with cables installed for multiple security cameras.

Designed by architect Patrick Nicholas of Squillace Nicholas Architects, the house is unusual in that it does not have a foyer that flows

directly into living and entertainment areas.

At street level, the front door opens to a portico with an outdoor staircase leading up to the garden. On one side of this portico is another door that opens to the five-car garage with an adjoining small gym. Not your average garage, this timber-panelled parking zone has direct access to the bottom level of the house.

At this level are a home theatre, climate-controlled 3000-bottle wine cellar, laundry and stairs up to the main living level. The open-plan middle floor has a huge state-of-the-art kitchen, family living area, study, guest bedroom and bathroom, as well as sitting and dining zones opening on to a terrace and garden with a swimming pool and pool house.

At the centre of this living level is a curved staircase leading up to the bedrooms and bathrooms on the top floor. Overlooking the garden is the main bedroom suite with a study, his-and-hers dressing rooms and a large en suite.

On a long list of mod cons are a Dynalight automated lighting system, audio and video systems (distributed to all rooms), surround-sound theatre systems (in the home theatre, pool house, family room and sitting room), reverse-cycle air-conditioning and gas heating.

NEED TO KNOW

Last traded for \$2.75 million in March 2001

Highest recorded house price in Double Bay \$10 million for 63 Ocean Avenue in November 2008

Recent sales \$3.4 million for 1 Pine Hill Avenue in October; \$2.7 million for 61 Manning Road in October

Average auction price \$2,944,250

Auction clearance rate 57 per cent

Average private treaty price \$2,944,250

Source: Australian Property Monitors, 1800 817 616, homepriceguide.com.au