



21 Ilma Avenue Kangaroo Point NSW

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Nestled on the cusp of Kangaroo Point peninsula, this absolute waterfront estate unveils a statement of undeniable luxury on a sprawling 2,200sqm block. Arguably the best waterfront blocks in the South. Artfully merging innovative design concepts with modern functionality, newly painted and fresh new flooring in this extravagant tri-level home sets a new benchmark in architectural excellence. Entirely meticulous in every aspect, its opulent interiors reveal a bespoke aesthetic with floor-to-ceiling glass, seamless in/outdoor immersion and an elegant sequence of living zones.

The backyard creates a tropical entertainers' oasis and park life grounds, great scope for soccer field or tennis court (S.T.C.A). Complete with sweeping water views and private leisure facilities including a swimming pool, deck, sauna, games room, private jetty and pontoon. Expertly

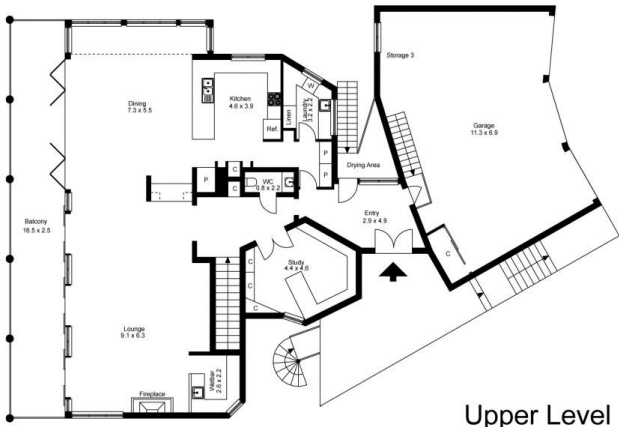
Price : Contact Agent
Land Size : 2200 sqm
View : <https://www.luxebyymm.com.au/sale/nsw/sutherland/kangaroo-point/residential/house/7952548>



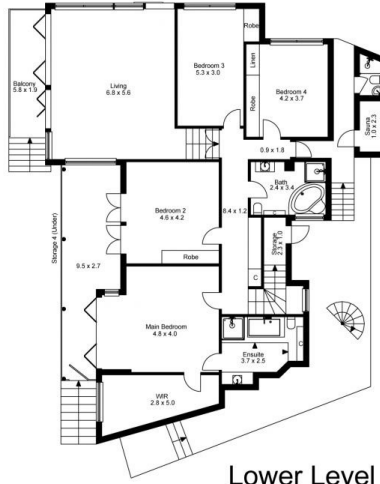
Maurice Maroon
02 9547 0008



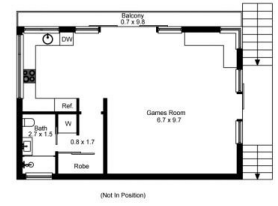
Lucy Stylianou
02 9547 0008



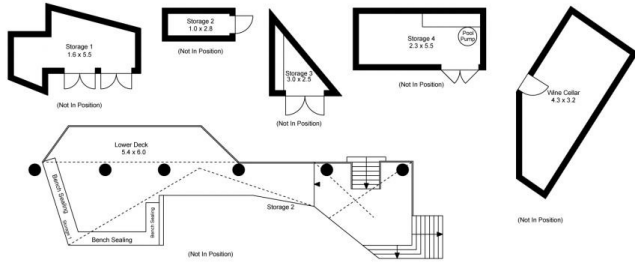
Upper Level



Lower Level



(Not in Position)



Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Upper Level



Lower Level



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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