



110 Bantry Bay Road, Frenchs Forest

# Grand Proportions, Exceptional Accommodation and Big on Entertaining

Proudly presented by Nima Aliasgary 0424 999 399, Awais Khan 0426 525 256 & Sam Mofarah 0434 423 765 of LJ Hooker Alliance Group.

Set on approximately 916.9 sqms of land and designed around a love of entertaining, this substantial residence creates a world of its own. Formal and casual living domains give every occasion their own place, while a dedicated home theatre takes movie nights to another level with tiered seating and a skylit ceiling. At the centre of everyday life, a stone kitchen is equipped to cater for crowds before interiors spill outdoors beneath an automated Vergola system. A full barbecue kitchen sets the scene for endless enjoyment overlooking level lawns and a heated resort-style pool with spa and water feature.

King-sized bedrooms provide exceptional accommodation, including a palatial primary suite complete with its own parents retreat. A ground-floor guest bedroom or study and bathroom deliver flexibility, while a key card security system, ducted climate control and a three-car garage form just a few of the inclusions that make this home memorable, alongside lifestyle credentials extending beyond the front

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**FOR SALE**
CONTACT AGENT

**VIEW**
Sat 7th Nov @ 12:15PM - 12:45PM

**AGENTS**

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**AGENCY**

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door. Exceptionally placed for schools and recreation, with city transport close by and beaches within easy reach, this is an address that delivers outstanding access in every direction.

• Expansive and impressive, this substantial residence delivers exceptional scale for grand family living and entertaining.
• Grand formal lounge and dining rooms with elegant bay windows are complemented by expansive open-plan living and casual dining flowing outdoors.
• Enviable home theatre with a skylit ceiling, tiered seating for six, cinema screen, projector and dedicated wet bar.
• Impressive entertainer's kitchen with extensive stone benchtops, Smeg microwave and premium Kleenmaid appliances, including a freestanding gas cooker, additional wall oven and coffee machine.
• Expansive outdoor entertaining beneath an electric Vergola system, accompanied by a fully equipped barbecue kitchen with dual barbecues, gas hob and sink.
• Resort-style outdoor living encompasses level lawns and a heated swimming pool with integrated spa and water feature, all secluded within the private rear garden.
• King-sized upper-level bedrooms with built-in wardrobes accompany a lavish main bathroom with spa bath, while ground-floor guest accommodation or study offers excellent separation and flexibility.
• Palatial primary suite with an indulgent parents' retreat, generous walk-in wardrobe, full ensuite and private balcony.
• An extensive suite of inclusions spans key card system entry, security cameras, integrated audio, ducted climate control and vacuum, plus a three-car garage with internal access.
• Within the catchment for Frenchs Forest Public School, The Forest High School, close to Northern Beaches Hospital, transport and shops.
Estimated Rental Price Per Week: $2100 - $2200
Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.****

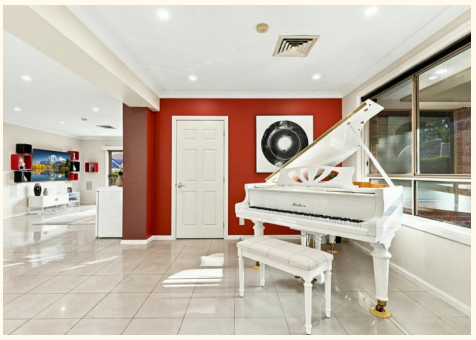
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## MORE DETAILS

| | |
|---|---|
| Property ID | AEJ26 |
| Property Type | House |
| Land Area | 916.9 m2 |
| Including | Ducted Cooling |
| | Ducted Heating |
| | Alarm |
| | Pool |
| | Spa |
| | Balcony |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Solar Panels |
| | Cinema room |
| | outdoor BBQ kitchen |
| | Electric vergola |
| | inside spa bath |







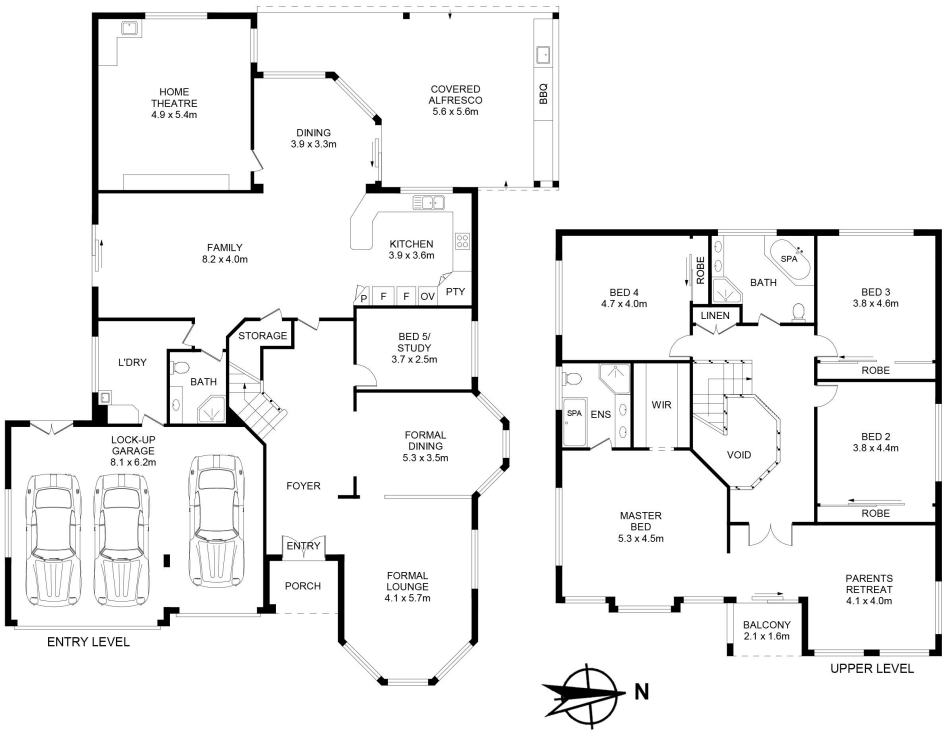


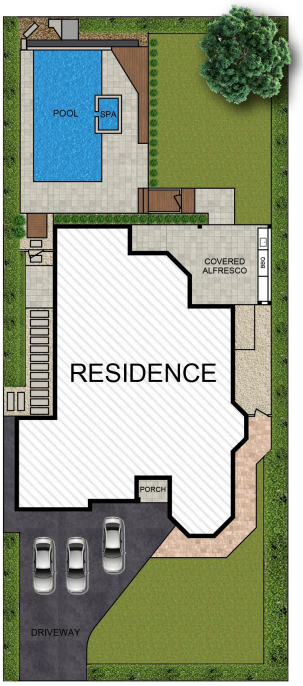


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SITE PLAN
(NOT TO SCALE)

# 110 BANTRY BAY ROAD, FRENCHS FOREST

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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