

Kingscliff, 1 Baswyn Mews

A RESIDENCE OF UNRIVALLED SOPHISTICATION & BREATH-TAKING OCEAN VIEWS

SPECTACULAR OCEAN VIEWS & QUALITY ON A GRAND SCALE

"Private Viewings Available Contact Nick Witheriff to arrange a time."

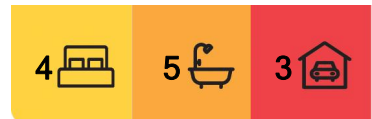
With a TRUE NORTHEAST FACING elevation that captures breathtaking panoramas sweeping Kingscliff Beachfront to the BYRON BAY LIGHTHOUSE, we are so proud to present CASA DELL'ALBA to market.

Poised above Cudgen Creek, in the exclusive enclave of Hungerford Lane, a one-way street wrapping around the cliff edge, this ULTRA EXCLUSIVE, ONE-OF-A-KIND RESIDENCE commands attention & views like no other.

Recently referred to as the WATEGOS OF KINGSCLIFF, this true northeast facing aspect enjoys massive ocean views. This is a very unique & sought after position in Kingscliff &



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For Sale
Price Guide: \$8.5m

View
By Appointment

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LJ Hooker Kingscliff
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opportunities to invest in blue chip real estate of this esteem are rare.

Showcasing bold architectural appeal, this very solidly constructed residence is a builder's own home & it displays exceptional quality & meticulous finishes over 4 luxurious levels. Multi-award-winning builder, Mark Curley, known for his bespoke custom designs has channelled 30 years of experience in building, architectural ideas, contemporary finishes & exquisite styling into CASA DELL'ALBA, 'THE SUNRISE HOUSE'.

Positioned right in the heart of thriving Kingscliff, this magnificent residence has been etched into the cliff face for optimal views & land usage.

With cutting edge, minimalistic design by the acclaimed Michael Witty, the unique architecture & high-end appointments epitomise TIMELESS MODERN LUXURY.

Wake up to the stunning sunrises over Cudgen Creek with 180-degree absolute ocean views & breaking waves over Kingscliff Beach. Leave the car keys at home & walk to the local cafes, restaurants & amenities of Kingscliff Township. Once you are home you will never want to leave the serenity & versatility in layout this outstanding home offers for your family & friends to enjoy.

When you desire an unsurpassed level of exclusivity, with no-expense spared appointments & unrivalled coastal panoramas, only CASA DELL'ALBA will suffice.

PRESTIGE PRIVACY PERFECTION

Modern exteriors, fresh architectural lines, fluted timber highlights, Santorini stone features, off-form concrete construction, suspended concrete slabs, 3.5 metre soaring ceilings and white-washed walls, reminiscent of a summer in the Mediterranean, this is a home of unrivalled comparison.

Flawless style and functionality unite in the top floor designer kitchen, with AEG integrated appliances to enhance the sleek and seamless appeal.

The bespoke kitchen island bench features a custom designed stone waterfall top with brass inlay to compliment the beautiful brass tapware. Stone benchtops and splash backs compliment the oak veneer cabinetry and feature lighting to showcase sophistication and style.

The finest materials have been chosen for their trueness to place, and their ability to age beautifully over time. Cosiness is assured in the adjacent lounge area, illuminated by the MAD Design EcoSmart fireplace, with Venetian plaster walls that are hand-made & floating above.

Floor to ceiling glass extends and illuminates the Pacific Ocean views and frameless glass bi-folding doors slide away to connect the living spaces, while luring you out to the spacious roof top level.

While sitting on your rooftop deck perched 7 levels above the ocean, you can watch the Byron Bay lighthouse spinning around every 18 seconds & the whales migrating for the winter. You will feel like the King and Queen of Kingscliff.



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Captivate guests by entertaining on the oversized balcony taking in the amazing panoramic vistas of the Pacific Ocean. Frameless glass balustrade panels allow uninterrupted views as the theatre of the ocean and beach plays out before you.

Effortless indoor/outdoor living from every room gives a real sense of connection to the coast. There is a generous 5 x person Internal lift servicing 3 levels. All four bedrooms are ensuited and have balconies off each room. Downstairs hosts a handy self-contained guest bedroom and bathroom, along with a kitchenette.

The master suite is exquisite & enjoys its own private balcony with ocean views. Walk through the arched venetian plastered entry to two Oak Veneer walk-in robes & a gorgeous custom ensuite, with brass fittings & stand-alone bath for subtle sophistication.

Four meters below the ground, the lower floor hosts a second entertainment room which includes a fully integrated kitchen. The lower 2nd level living zone with whisky bar and wine tasting room, offers a separated space for relaxation and entertainment. Four-metre-wide stacking doors open to the Mediterranean themed swimming pool and alfresco dining area.

A firepit overlooking the pool also tempts you to gather outside on chilly winter nights to sip red wine & watch the twinkling stars above. The northeast facing, generously sized pool soaks up the sunshine all day long and looks out over Cudgen Creek and the sands of Kingscliff Beach.

Enjoy year-round sunshine on the expansive top deck, or in the open-air courtyard.

The owners were the first to purchase this block of land in Baswyn Mews, due to its northeast facing premium position and the supreme views and privacy it offers, in the esteemed Baswyn Mews Estate, located east off Hungerford Lane, Kingscliff.

A RESIDENCE OF UNRIVALLED SOPHISTICATION & BREATHTAKING OCEAN VIEWS

WELCOME TO CASA DELL'ALBA!!

CONTACT NICK WITHIFF on 0405 618 477 or CAROL WITHERIFF on 0413 056 405 FOR MORE INFORMATION.

- A signature residence coupling no expense spared inclusions.
- Orientated to salute the magnificent sunrise over the horizon
- Floor to ceiling glass on the upper level overlooking Kingscliff Beach and Cudgen Creek
- Chef's kitchen with AEG integrated premium appliances
- MAD Design Ecosmart Fireplace
- Interiors spill onto 2 x resort-style large entertaining retreats
- Two private outdoor living areas
- Separate lower floor entertainment room with its own gallery kitchen
- Large custom designed northeast facing swimming pool
- 316 stainless steel outdoor shower to rinse off after the beach.
- Four bedrooms all ensuited, with balconies off each bedroom
- Self-contained guest bedroom with bathroom & kitchenette
- Five ultra-modern bathrooms plus powder room
- Master suite with an opulent ensuite, two walk in robes and private balcony



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- Superior quality brass door hardware by Designer Door ware & brass taps throughout the home
- Custom designed joinery in every room
- Separate laundry with generous storage & drying yard
- Outdoor fire pit
- Generous 5 x person Internal lift servicing 3 levels.
- Three car garage with epoxy floor finish
- Wine tasting room
- Stone benchtops throughout the home
- Custom designed stone with brass inlay kitchen Island bench
- Fully ducted & zoned air conditioning throughout including all bedrooms
- Intercom, security cameras and alarm system
- Easy walking distance to Kingscliff Beach, Cudgen Creek and local restaurants.

5 MINUTES TO TWEED VALLEY HOSPITAL

15 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT

30 MINUTES TO BYRON BAY

CLOSE TO KINGSCLIFF BEACH, SHOPS, CAFES, SURF CLUB, MEDICAL, WOOLWORTHS SHOPPING & ALL LOCAL AMENITIES.

Disclaimer:

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More About this Property

Property ID	1C3ZF69
Property Type	House

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Director - Head of Witheriff Group | nickwitheriff@ljhkingscliff.com.au

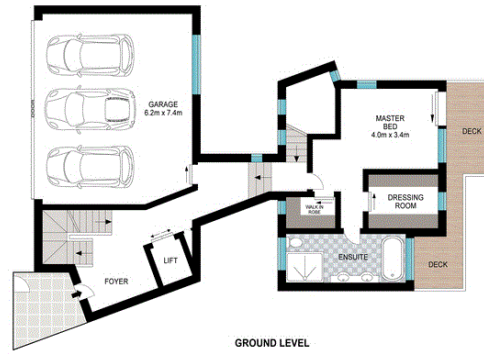
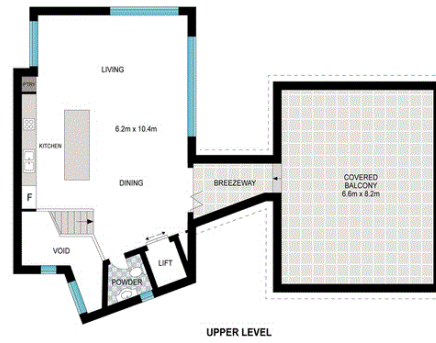
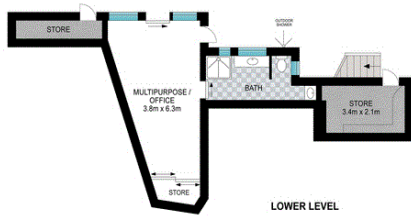
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 361 m²
 EXT: 244 m²
 TOTAL: 605 m²



1 Baswyn Mews, Kingscliff

witheriff group. by ljh