



## Kingscliff, 37 Cylinders Drive

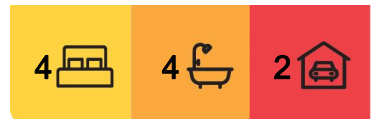
SOLD BY LJH WITHERIFF - Proudly Sold by Nick & Carol Witheriff

SOPHISTICATION & GRANDEUR ON KINGSCLIFF BEACHFRONT

COMMERCIAL QUALITY RESIDENCE WITH ARCHITECTURAL BRILLIANCE

A vision of sculptural sophistication, "HOUSE OF SAKANA" redefines the art of luxury living & expresses a sense of serenity & elegant simplicity that comes with the passage of time.

Edgy & sophisticated where every curve, line & shape combine to create a harmonious balance of space, form & function. Cradled within awe-inspiring architecture, and crafted with the finest materials, allow yourself time to breathe, relax & absorb the luxury and sanctuary of this private oasis.



**For Sale**  
GUIDE \$9M

**View**  
[ljhooker.com.au/1C54F69](http://ljhooker.com.au/1C54F69)

**Contact**  
**Nick Witheriff**  
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**LJ Hooker Kingscliff**  
**(02) 6674 1000**

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Marvel at the unique finishes, void to sky spaces, as you experience the calming zen garden, alfresco entertaining zones, temperature-controlled wine cellar, or cozy home theatre.

Discover sleek & exceptional beachfront living in a residence that dares to be different and commands admiration.

Be welcomed through secure, oversized, double teak timber doors into the most amazing foyer you will ever be likely to see in a residential home. Feel like you're walking through a Japanese inspired garden as you stroll along the timber jetty across the 25,000 litre fishpond filled with copious koi fish swimming freely & a stunning fire on water feature that will truly take your breath away!!

Entertain family and friends on the rooftop garden or in the sunken outdoor lounge and share a feast prepared in one of the two commercial grade kitchens or outdoor BBQ station.

Nestled within the exclusive Cylinders Drive enclave in Kingscliff & spanning over two luxe levels, every detail has been meticulously crafted out of premium unique materials to present this showstopping entertainer, curated over 6 years of the finest craftsmanship.

Rarely does a residence come to market that exceeds the pinnacle of design, construction, sheer quality & liveability, but HOUSE OF SAKANA is definitely one of those homes!!

Celebrating contemporary design, heavy engineered concrete construction & timeless finishes to portray an unrivalled 6-star Kingscliff Beachfront Lifestyle.

Carefully chosen lighting styles add subtle ambiance & charm, illuminating the blend of bluestone flooring, French-oak flooring, soaring teak-lined ceilings, superior stonework, & copper lighting and highlights. And don't miss the 6-tonne solid marble bench!

This home is complimented by the inclusion of the highest quality appliances as well as Italian furniture including feature pieces from Poliform, Minotti, Lago, Zanotta and B&B Italia.

BUYERS WHO DEMAND SOPHISTICATION, EXCELLENCE IN CONSTRUCTION AND THE HIGHEST LEVEL OF QUALITY IN A PREMIUM BEACHFRONT LOCATION WILL WANT TO MAKE 'HOUSE OF SAKANA' THEIR OWN!!!

Wander through your beautifully landscaped mature garden out your back gate to beautiful Salt Beach or stroll to the local cafes, shops, restaurants & all the amenities of vibrant Salt Village nearby.

This is a lifestyle that many envy & only few achieve!!

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

#### PROPERTY HIGHLIGHTS

Construction 2016



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Concrete slab and core-filled concrete exterior walls

Concrete suspended slab on first floor

Copper cladding on roof

Copper cladding, limestone tiles and teak cladding

#### Services

50 Kwt solar system

3 phase power

C-bus controlled

Reticulated LPG gas supply

2 x spear pumps (feeding irrigation system)

Concrete water tank

2 x Daikin reverse cycle ducted a/c units

NBN connected with wired data points throughout

WiFi throughout via Apple wifi routers & extenders

Foxtel satellite

HIK Vision cameras with HD drive

iParadox alarm/entry system

New Rinnai gas hot water system

Hard wired smoke detectors throughout

Big double garage with:

Epoxy flooring

Mezzanine storage with ladder & rail

Additional under stair storage

Bluestone cobblestone driveway

Provision for 3 phase car charger

Axes pro tilt commercial grade door lift motor with Hulk spring lift arms.

#### Additional Features:

Double teak entry doors to foyer

Glass pivot internal doors with electronic lock & fingerprint entry

25,000 litre fishpond at entry with koi fish, biological filter & fire on water feature

Void to sky in entry foyer

Teak ceilings & copper features throughout

Bluestone floor tiling

Limestone wall tiles

Poliform joinery and beds throughout

Gyrofocus floating fireplace

Commercial grade frameless sliding glass doors

Electric blinds

#### Kitchen 1:

Solid marble island bench with freeform natural waterfall end

Teak timber extension to island bench

Solid marble side benchtops & wall tiles

Gaggenau appliances

#### Kitchen 2:

Stainless steel benches, shelving, sink & splashback

Miele induction cooktop, wok & teppanyaki plate



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Miele integrated fridge & separate freezer with icemaker  
Gaggenau convection microwave, double wall oven & coffee machine  
Miele integrated drinks fridge & integrated dishwasher

Outdoor BBQ station:

Smeg 5 burner stainless steel BBQ  
Stone island bench with integrated sink  
Sunken lounge  
Outdoor TV

Home Cinema Room:

Soundproof timber door  
Epson UHD projector  
Elipson Planet circular speakers  
Yamaha amplifier  
Projector screen

Home Office:

Separate access via bluestone cobble steppers  
Glass pivot door with electronic c-bus controlled lock controlled  
Concrete desk & return clad in French oak & marble  
Poliform joinery  
Elipson planet circular speakers connected to Sonos system

Wine Cellar:

Eurocave temperature/humidity controller  
French oak floors & display shelving  
Limestone walls  
Glass pivot door & teak ceilings

The list goes on, but if you recognise quality, appreciate superb architecture construction, and live by the mantra "WHEN ONLY THE BEST WILL DO" THEN 37 CYLINDERS DRIVE, KINGSCLIFF WILL NOT DISAPPOINT.

We invite you to contact Nick or Carol Witheriff to arrange your exclusive viewing opportunity.

7 minutes to Tweed Valley Hospital

15 minutes to Gold Coast International Airport

30 minutes to Byron Bay

Close to shops, caf&ecute;s, restaurants, Coles Shopping Village, Medical, Schools & all the amenities of Salt Village & Kingscliff Township.

Disclaimer:

All information (including but not limited to the property area, floor size, price, photos, address, and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission, or defect in



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## More About this Property

<b>Property ID</b>	1C54F69
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>

**Nick Witheriff 0405 618 477**

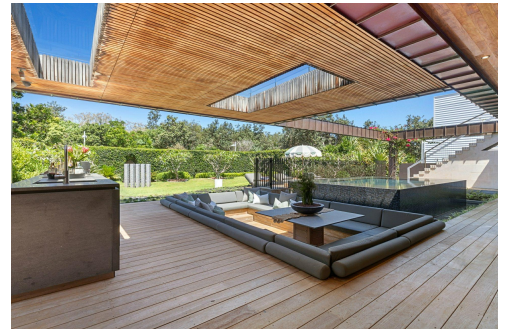
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**Carol Witheriff 0413 056 405**

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GROUND FLOOR



FIRST FLOOR / ROOF GARDEN



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: 460 m<sup>2</sup>  
 EXT: 308 m<sup>2</sup>  
 TOTAL: 768 m<sup>2</sup>



37 Cylinders Drive, Kingscliff

witheriff group. by ljh