



14 Jellicoe Avenue, Kingsford

**Record Price in Kingsford:  
\$15,247 Per SQM Secured at  
Auction Within 7 Days of  
Campaign By Team Del Monte.  
Contact Us For Further Info.**

A modern landmark in a prized avenue, this newly built residence presents a rare opportunity to secure a home of both architectural distinction and enduring family appeal. Designed to balance modern elegance with sustainable living, the four-bedroom property delivers multiple living spaces, high-end finishes, and seamless integration between indoors and out. The result is a home that is not only luxurious but also exceptionally functional for growing families.

Set on a sun-drenched parcel with a prized north-facing rear, the home opens to a resort-style garden framed by lush landscaping, a sparkling freshwater pool, and travertine-paved entertaining terraces that invite year-round enjoyment. Inside, an intuitive floorplan offers a choice of living and retreat zones across both levels, with dedicated spaces for work, relaxation, and play.

4 2 2

**FOR SALE**

Sold - Contact Agent

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The interiors showcase a refined material palette, from engineered timber flooring to Caesarstone surfaces and custom joinery. A gourmet kitchen at the heart of the home features a 3m breakfast island, Siemens appliances, and a butler's pantry, catering to family life as easily as it does to large-scale entertaining. Thoughtful design elements such as ducted air conditioning, cross-flow ventilation, and a 7kW solar power system ensure lasting comfort and energy efficiency.

Accommodation is generous, with four well-proportioned bedrooms on the upper level, including a luxurious master retreat complete with balcony, dressing room, and ensuite. A series of additional spaces-including a rumpus room, study, and media rooms on both levels-provide flexibility for evolving family needs. With an auto lock-up garage offering internal access, ample storage throughout, and premium finishes at every turn, this residence embodies contemporary living at its finest.

The location is another highlight: within easy reach of The Spot's dining precinct, Randwick Village, local schools, UNSW, and world-class beaches, the home combines lifestyle, convenience, and long-term appeal in equal measure.

### Highlights

- Newly built family residence in a tightly held pocket of Kingsford
- Prized north-facing rear with landscaped garden & freshwater pool
- Wide entry hall, engineered timber flooring & ducted air conditioning
- Four generous upper-level bedrooms with built-ins and plush carpet
- Master retreat with private balcony, dressing room & ensuite
- Caesarstone entertainer's kitchen with 3m island, Siemens appliances & Bosch dishwasher
- Butler's pantry and full-size laundry with drying courtyard plus convenient laundry chute
- Open plan living/dining flows to travertine-paved terraces & garden
- Rumpus room plus study/media rooms on both levels
- Two bathrooms, two powder rooms, excellent storage & CAT6 cabling
- Electric gate with auto lock-up garage & internal access plus additional parking
- Sustainable features: 7kW solar system & excellent cross-flow ventilation
- Short walk to The Spot dining hub, Randwick Village & local transport links

## MORE DETAILS

Property ID 2BBHYY  
Property Type House  
Land Area 303 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Alarm  
Pool  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Solar Panels  
3 Phase Power  
Car Parking - Basement  
Carpeted  
City Views  
Close to Schools  
Close to Shops

### **Aaron Del Monte 0447 144 434**

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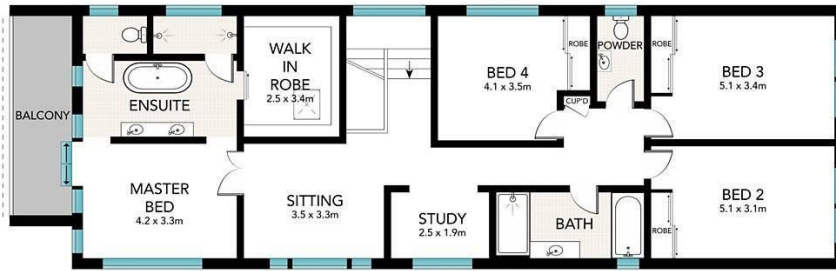
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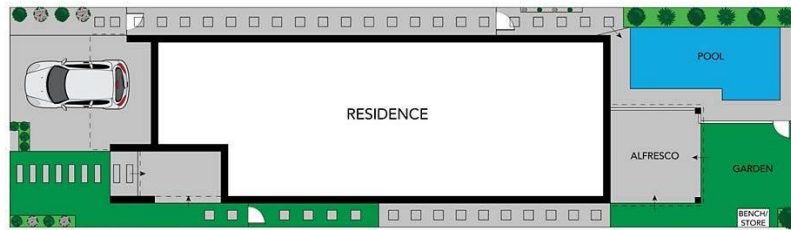




FIRST FLOOR



GROUND FLOOR



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.



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