



17 Bell Street, Panania

## Architectural Masterpiece of Uncompromising Luxury and Craftsmanship

A residence that redefines luxury living through exceptional craftsmanship, premium materials and meticulous attention to detail. Constructed without compromise and designed as a forever home rather than a project build, this extraordinary double-brick masterpiece showcases a level of quality rarely seen in today's market.

Spanning multiple concrete levels with triple concrete slab construction, every element of this home has been carefully curated to deliver an unparalleled lifestyle experience. From the moment you arrive, the striking architectural facade, custom stonework, premium landscaping and grand full-height steel entry doors set the tone for what lies beyond.

Inside, the home unfolds into a stunning collection of luxurious living spaces enhanced by custom curved ceilings, automated lighting, premium finishes and bespoke joinery throughout. The heart of the home is an exceptional designer kitchen featuring over 15 slabs of imported Brazilian Taj Mahal Quartzite and Italian Arabescato Marble, beautifully crafted curved stonework, integrated stone basins,

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**FOR SALE**  
Forthcoming Auction

**VIEW**  
Sat 20th Jun @ 12:30PM - 1:00PM

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

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premium SMEG appliances, twin ovens, twin dishwashers and twin integrated refrigerators.

Designed for both family living and grand-scale entertaining, the residence offers six generous bedrooms, multiple living zones, a dedicated theatre room complete with stage and acoustic wall panelling, and seamless indoor-outdoor integration.

Stepping outdoors, you'll discover a resort-inspired oasis featuring a spectacular full-glass mosaic swimming pool framed by premium sandblasted limestone in a French pattern layout, custom curved detailing and professionally designed landscaping.

#### Property Features:

- Full double-brick construction with triple concrete slab design
- Six spacious bedrooms with custom-built wardrobes
- Multiple living and entertaining zones
- Dedicated theatre/media room with stage and acoustic wall panelling
- Designer kitchen featuring Brazilian Taj Mahal Quartzite and Italian Arabescato Marble
- Curved stone islands, rangehoods and integrated stone basins
- Premium SMEG appliances including dual ovens, dual dishwashers and dual refrigerators
- Daikin VRV air-conditioning system with individual room control
- Automated smart-home lighting controlled remotely via app
- Remote-access alarm system and CCTV surveillance
- Soft-touch illuminated switch panels throughout
- Gas fireplace with bespoke Venetian plaster feature wall
- Custom 50mm solid timber doors throughout
- Intrim shadow-line skirting and custom curved ceilings
- Herringbone porcelain flooring throughout living areas, hallways and bedrooms
- Luxury bathrooms featuring travertine porcelain tiles and natural stone mosaic walls
- Premium Meir Champagne tapware throughout
- Commercial-grade double laminated windows with superior acoustic and thermal performance
- Full-height steel entry doors with fluted laminated glass
- Intercom system and extensive security features
- Polished concrete basement with electric remote-control turntable
- Cobblestone driveway with gentle access to basement parking
- Full double-brick rendered fencing finished in premium Russian Stamp render
- Resort-style glass mosaic swimming pool
- Outdoor entertaining area with BeefEater BBQ and bar fridge
- Premium limestone paving surrounding pool and entrance areas
- Extensive professionally designed landscaping with feature trees and mature plantings
- Fully detached residence with independent services and separate street numbering

Every aspect of this remarkable home reflects a commitment to quality, longevity and craftsmanship that is becoming increasingly difficult to find. Built with no shortcuts and no compromises, 17 Bell Street represents an opportunity to secure one of regions finest luxury residences.

**DISCLAIMER:** In accordance with the vendor's instructions, only enquiries that include the enquirer's full name, contact telephone number and valid email address will be responded to. The agent and vendor reserve the right not to respond to incomplete or anonymous enquiries.

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## MORE DETAILS

Property ID	11PJF8E
Property Type	House
Land Area	401.8 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Intercom
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Sam Nader 0450 400 001

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