

Sold



44A Clare Street, Parramatta Park

Modern Sophistication Meets Inner-City Convenience

Perfectly positioned just moments from the vibrant Esplanade, essential amenities, and the CBD, this stunning residence offers an exceptional lifestyle on a generous 668sqm parcel of land.

Designed with flexibility, functionality, and understated luxury in mind, the home delivers a sophisticated yet low-maintenance living experience in one of the city's most desirable locations.

From the moment you enter, the home impresses with its spacious proportions, soaring ceilings, and carefully curated finishes.

The ground floor is dedicated to relaxed living and seamless entertaining, where a showstopping gourmet kitchen takes centre stage. Complete with a large island bench, top-of-the-line Highland and Miele appliances, and a superb butler, pantry, the kitchen connects effortlessly to the expansive open-plan living spaces and extends to the private gardens and pool area.

An entertainer's dream, the outdoor space is both functional and stylish. A covered alfresco terrace with a built-in Electrolux Teppanyaki grill sets the scene for relaxed evenings and social

3 2 2

FOR SALE

Please Call

AGENTS

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gatherings, all framed by beautifully landscaped surrounds and a mineral spa pool with waterfall and solar heating.

The master bedroom suite, located on the ground floor, provides a serene escape with its own private balcony, a luxurious walk-in robe, and a well-appointed ensuite. It also offers direct access to the pool, making it the perfect space to unwind in complete privacy.

A third bedroom or home office on this level adds flexibility for families or professionals who work from home.

Upstairs, two additional rooms provide comfortable accommodation, with one featuring built-in robes and the other custom desk cabinetry. A stylish bathroom completes the upper level, offering privacy and convenience for family members or guests.

No detail has been overlooked in the design of this home. Custom-built cabinetry, split system air-conditioning, imported feature lighting, a ground-floor powder room, and remote-controlled blinds and louvres showcase the attention to detail throughout.

Enhanced security features, including Crimsafe screens, a full alarm system, intercom, and an electronic vehicle gate, provide complete peace of mind.

The property is fully fenced and beautifully landscaped with automatic irrigation, a drip-feed herb garden, and ample lawn space, ideal for children or pets. A 32kW solar panel system adds an extra layer of sustainability and efficiency.

This remarkable residence has also been recognised for its outstanding design and craftsmanship with prestigious industry awards, including:

Winner - Master Builders Queensland FNQ Housing & Construction Award 2017, Individual Home
Winner - Residential Trade Contractor of the Year (Cabinetry Work)

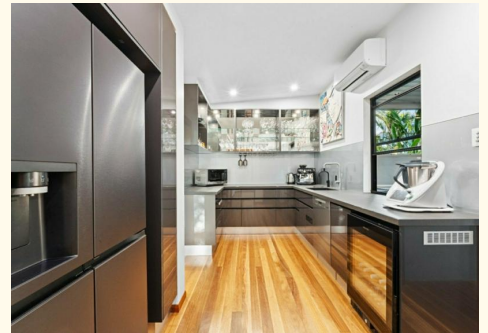
Combining architectural elegance, everyday comfort, and lifestyle convenience, this home represents a rare opportunity in the heart of Cairns. Private viewings are available, contact us today to experience it for yourself.

MORE DETAILS

Property ID 3XC7FMB
Property Type House
Land Area 668 m2
Including Ensuite
Study
Air Conditioning
Alarm
Intercom
Pool
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels

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Upper level.

Lower level.

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