



14 Carlton Crescent Kogarah Bay, NSW

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### A private waterfront sanctuary of luxury and refinement

A breathtaking monument to sophisticated ultra-contemporary living, this extraordinary dual level family residence is a brand new architectural masterpiece unmatched in quality or design. Exquisitely appointed to the highest of standards throughout with an unwavering attention to detail, this cutting-edge Smart home opens to embrace panoramic 280-degree views that effortlessly capture the sweeping majesty of Kogarah Bay.

Defined by a balance between natural light and flowing space, nothing has been left to chance in the creation of this iconic dwelling. Essentially a private estate serenely set behind secure gates, the visitor is greeted by a strong geometric external design that sympathetically places the home's striking cedar facade within the ever-changing natural environment.

**Price:** SOLD \$5,100,000 | Ray Fadel  
**Council Rates:** \$750.00 p/q  
**Water Rates:** \$179.00 p/q



**Ray Fadel**  
0413 177 739

- Intelligent design with personal device activated Control 4 Smart home system
- Expansive open plan living, stacker doors open to a waterfront deck and pool



GROUND FLOOR



FIRST FLOOR



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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GROUND FLOOR

FIRST FLOOR



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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