



Ewingsdale

\$2,800,000



James Young

Eden – Ultimate utopia

Nestled upon a private and immaculately presented parcel of land, this superbly appointed contemporary home completely embraces the North Coast lifestyle.

Boundless space in the open plan kitchen, dining living area that extends outdoors and overlooks the stunning, crystal clear saltwater pool with an inviting spa. The pool and spa are heated and feature mosaic tiles; the finish needs to be seen to be appreciated. Swedish style cedar sauna with Tylo electric heater.

The Italian Poliform kitchen features top of the range Miele appliances, Induction cooktop, 900mm Navitronic Pyrolytic oven, fully integrated Miele dishwasher, fully integrated top of the range Liebherr fridge. Stainless steel work surfaces and a Caesar Stone island bench top. Lighting the kitchen island hangs a beautiful pendant light, designed by famous Dutch Industrial designer Marcel Wanders.

There are three substantial bedrooms, the master features a walk in robe Italian Rimadesio sliding doors and a travertine finished ensuite. The remaining two bedrooms have generous wardrobes and one has an ensuite. An office as well as extra studio space in the garage provides any further accommodation that may be needed.

With all of the latest contraptions and devices, not one area has been overlooked.

Helioscreen motorised fabric blinds in the bedrooms and main living area. C-bus LCD colour touch screen, lighting control, security and access control.

BOSE surround sound system inside and out.

Underneath the Travertine floors is Electric Underfloor heating throughout the entire house including the bathrooms.

Daikin fully ducted air-conditioning with separate units fitted throughout the home to ensure every room can be set at its desired temperature.

American Oak timber and, especially ordered from Italy, Natural Travertine stone flooring throughout the interiors with the Travertine stone also used



outdoors.

Western Red Cedar cladding is used to clad various parts of the exterior of the home. Yellow Balau hardwood timber from south east Asia covers the expansive decking.

Acoustic soundproof insulation throughout the entire home to minimise travelling noise.

Sensor activated recirculation hot water pump that heats the water the second you step foot into the bathroom.

Mature, established and exotic tropical gardens flourish throughout the property with exotic flowers coming through all year round. A 20,000L underground concrete water tank catches all rainwater from the house and garage roofs and currently irrigates all gardens.

With only a 5 minute drive to the spectacular beaches and award winning restaurants and bars of Byron Bay, rarely do properties of this calibre come onto the market that have so much to offer.



First National Byron
The value of trust

18 Brookview Court, BYRON BAY NSW 2481

House: 4 beds 3 baths 2 park

