



# Murrays Bay | 19 Bournemouth Terrace

Proudly Marketed by:

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## Exquisite Coastal Position | Iconic Ron Sang Design

Set in a stunning, front row, elevated coastal position commanding impressive panoramic sea views together with intimate beach/bay vistas, this exquisitely-designed Ron Sang home delivers an exceptional blend of outlook, spacious comfort, and lifestyle. With sea views complemented by beach proximity and access via an easy path for swims and coastal walks, together with a generous pool and alfresco entertaining area set within a private courtyard framed by lush tropical planting, this residence offers a rare blend of seaside living and a private resort-style retreat.

Configured as three generous bedrooms with scope for a fourth, this impressive home provides options for growing families, guests or those working from home. Upon entering through a Ron Sang-signature two-storey front door into a spacious entrance foyer, stairs flow to a generously proportioned, light-filled upstairs level comprising three spacious living areas with stunning views and outdoor flow, a formal dining space, and an additional dining area with separate kitchen. Also on this level is the master suite featuring sea views, walk-in wardrobe and an architecturally-refined ensuite, complemented by a second spacious bedroom, guest bathroom, laundry and lift.

The lower level features a living area with balcony and sea views, second kitchen, spacious bedroom with its own ensuite/laundry - perfectly laid out for a teenager, guests, intergenerational living or self-contained living. It also includes a wine cellar, versatile gym or work space, double garage, and storage throughout. Outside, there is generous off-street parking with the convenience of a vehicle turntable as well as an electronic driveway gate with intercom & camera. Located just moments from popular local beaches and in zone for highly regarded schools, this is an outstanding opportunity to secure a stunning, well-positioned coastal home in a highly desirable neighbourhood.

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Price | As Advertised

**Tenure:** Freehold 946sqm (more or less)

**Features:** 3 Beds, 3.5 Baths, Vehicle Turntable

**Chattels:** Burglar Alarm, Smoke Detectors, Light Fittings, Fixed Floor Coverings, Dishwashers, Ovens, Rangehood, Bathroom Extractor Fans, Kitchen Waste Disposal, Heated Towel Rail, Vacuum Ducted, Garage Door Remotes, Pool Accessories, Gas Hob, Electric Cooktop

