

# Binalong's million dollar view

Story by

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From its sweeping view of the Bay of Fires to its interior detail, this Binalong Bay home is built to make an impression.

This exclusive four bedroom beach house overlooks the world-class iconic coastline with a view that extends 30km away to Eddystone Point.

In fact, every aspect of Lot 2, Wedge Court, Binalong Bay, is first-class from its energy efficient designer lighting and its remote-controlled window furnishings, to its luxurious kitchen and bathrooms.

Entry through a large Tasmanian oak timber front door leads towards an open-planned upper level, built for entertainment.

European porcelain tiles give the benefit of passive solar heating, along with underfloor heat, for the cooler months — supported by a reverse cycle air conditioning unit.

The main living area flows out on to a large balcony through multi-sliding doors allowing for outdoor entertaining and alfresco dining.

The living room features an Eco Smart heater, used as a device to create atmosphere as much for its function, and rests alongside an integrated marble television shelf.

With neutral tones to suit all tastes, from antiquarian to modern or anything in between, the potential buyer can decide on the additional purchase of the home's furniture.

A specialist kitchen designer worked with the home's interior decorator so as the space could be functional and incorporate cutting-

edge design principles.

Installed with top of the range stainless steel European kitchen appliances and complete with Staron bench-tops and a widespread use of Carrara marble, nothing has been spared in making this kitchen the at-home chef's dream.

Meals can be prepared on the Bosch induction cooktop with integrated rangehood and oven, and additional comforts sought in a Vintec wine fridge and large pantry.

The kitchen spills into a dining area, bordered by a built-in sideboard with horizontal grain timber doors and a huge built-in window seat with washable Warwick velvet slipcovers.

The glass windows throughout the home allow for the maximum usage of natural light and keeps rooms cool in the summer and warm in the winter.

A short walk down the hall leads past a concealed laundry, serviced by Bosch appliances, to a powder room that features a decorative timber vanity with an Undermount round basin.

The study, or alternate guest bedroom, is

**CONTINUES:  
Next Page  
From previous page**

the last stop on the second floor and comes with a built-in Staron-topped floating desk bar fridge.

Through the study is one of the home's several courtyards.

Enclosed by stack stone feature walls, this courtyard is low-maintenance and maximises indoor-outdoor interaction like

the others.

The lower level continues the subtle decadence from the upper level and begins with a large bathroom, which has imported Kohler round vanities and dual-flush sanitary ware, and Satin Nickel imported Paco Jaanson mixer tap, shower heads and bath mixer spout.

Imported porcelain tiles run up the walls and through a large dual shower bay enclosed by frameless glass.

The centrepiece, a freestanding island bath, rests alongside bi-fold windows that open up to another enclosed cosy courtyard.

The home's three bathrooms and outdoor shower are serviced by an 18,000-litre water tank, which is underneath the home's double garage.

Down the hall from the main bathroom are three bedrooms — two of these feature in-built frosted glass wardrobes designed to reflect the expansive beach view.

The master bedroom features a large walk-in robe and a roomy ensuite.

The lower level is carpeted with 100 per cent heavy duty wool.

With the romance of summer still vibrant on the East Coast, Lot 2 Wedge Court, is certain to be somebody's personal oasis.

It is for sale for offers over \$1 million.

For further details or to arrange a private inspection, contact Roberts Real Estate sales consultant Janet Madden on 0400 189 548. Or see more @ Domain.com.au









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