

SOLD



155 Garners Beach Rd, Garners Beach



Designer Bohemian Beachfront Masterpiece !

- * Designed by Award Winning Tropical Architect/Designer
- * Quality built, Unique Design, Immaculately Maintained
- * 3 Levels of living, Intuitive Floor Plan, rare opportunity
- * Half an Acre of Private Beachfront at Garners Beach

155 Garners Beach Road is a signature property, showcasing the vision of Chris Van Dyke, an award winning architect renowned for his tropical structures. The sweeping rooflines and intuitive floor plan, coupled with the cavernous spatial concepts and tropical practicalities make this listing a truly unique, once in a lifetime opportunity.

The BUILD QUALITY is unprecedented and unparalleled; 155 Garners Beach Road could not be replicated today at any cost. Many of the materials, including the timbers (sizes, lengths and quality) are simply no longer available, nor would be the Artisans and Craftspeople whose skill and artistry, sadly, are hallmarks of a bygone era.

Equally rare is the property's BEACHFRONT position. The residence is located directly across from arguably the most beautiful and private tropical beach in the region. The giant Calophyllum trees overhanging the beach, not only provide shade all day, but also give a kind of pre-historic, primordial feel to this spectacular setting.

The current owners have worked tirelessly since 2018 to bring this home to the very high standard evident throughout. Everything is well maintained. Nothing for you to do, just move in and enjoy the enviable lifestyle on offer.

The possibility exists to include the furnishings and décor if so desired.

THE RESIDENCE

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Price SOLD for
\$1,200,000

Property Type Residential

Property ID 2141

Land Area 2,061 m2

Floor Area 294 m2

Agent Details

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Enter the driveway and you'll find yourself flanked by handcrafted curved garden walls. Through the lush, tropical entry plantings, a glimpse of the terracotta house is visible and it is immediately apparent that something very special awaits.

The thoughtfully planted gardens and rainforest beyond – a verdant and colourful vista- beckon to your future's threshold;

A three metre high "Mondrian inspired" bespoke entry door. The door, designed and brought to life by the property's current owners (who have a lifetime professional experience in design and construction), leads to a Foyer which opens into the expansive ground floor living room. Glass doors frame the ultimate in tropical luxury – an elegant yet fittingly understated swimming pool, nestled amidst a terrace surrounded with lush vegetation.

The GROUND FLOOR - of some 81 square metres - laid with Travertine Marble tiles and featuring two sets of triple sliding glass doors facing the terrace and pool. This level includes a large open plan living area, bedroom #2, bedroom #3, terrace (38 ms), lobby, laundry and separate toilet.

Also included on this level is the fabulous indoor/ outdoor bathroom of very generous proportions. This bathroom deserves to be called a Work of Art.

Ingenuously artistic wrought iron work encloses the bathroom garden (fully screened and insect proofed), giving a delightful view through the plants, yet affording privacy and that utterly tropical bathing experience. Sun-ray like iron filaments frame the mirror above the suspended vanity basin. A sensuously curved Travertine Marble ledge defines the screen-less shower space.

A beautifully crafted, wide timber staircase with a dramatic wrought iron and slump glass balustrade, leads from the ground floor to the –

MEZZANINE FLOOR

Here awaits some 130 square metres(including terrace) of open floor plan.

The generous layout includes the very spacious Lounge area, Dining space, Kitchen, Study Nook, separate Media Room (or 4th bedroom) and Powder Room.

Three Triple sliding glass doors connect to the Terrace and full height louvres on most walls provide not only stunning views, but also PERFECT cross flow ventilation, so important in the tropical climate.

Wide, honey coloured, polished Cypress Pine boards cover the expansive floor and Lime treated timber boards line the curved ceilings to an incredible 5.4 metres in height, following the nautically inspired roof shapes. Look up and experience the awe-inspiring effects of these Cathedral like proportions.

Bespoke chandeliers, dangling from the lofty heights and strategically placed wall and ceiling lights create an evening ambiance akin to being transported back to the film set of Casablanca.

A perfect setting for that Bohemian, Edenesque lifestyle!!

The stunning kitchen has a combination of stainless steel and laminated hardwood timber tops. Timber framed doors with perforated stainless steel inserts provide not only the important ventilation, but also imbue the kitchen a unique, bohemian flair. A practical configuration and perfect ocean views complete the offering.

The ENTIRE house is fully screened and the mezzanine floor is also air conditioned.

The mezzanine TERRACE of some 40 square metres faces the Pacific Ocean where the North Barnard Islands, glimmering in the sunlight, appear to simply float on the surface.

Featuring Spotted Gum timber decking, the Terrace is hemmed with a custom made, artisan wrought iron and slump glass balustrade with a

beautifully moulded timber handrail capping. The astonishingly curved Terrace ceiling once again follows the roof line and protrudes some considerable distance beyond the Terrace edge, thus, as architect Van Dyke intended, providing excellent weather protection in virtually all conditions.

An idyllic setting for breakfast, lunch, drinks and dinner, this Terrace is the Entertainer's dream and truly reflects that enviable tropical lifestyle we all dream of, but that you now can call home.

The GALLERY space of some 24 square metres, housed the main Bedroom suite. Here you will find built-in wardrobes and a spacious En- suite bathroom, with a large screen-less shower, toilet and a bespoke vanity with "sit on top" stone basin.

As elsewhere, a striking staircase connects the Gallery to the mezzanine, yet the space appears to float freely, as if suspended in mid air.

Unsurpassed views to the ocean and islands are a real feature from the Gallery, which captures all the cooling ocean breezes. Combine this with the gentle mantra of waves breaking in the distance, and a good night's sleep is assured.

GARDEN

Extensive and careful planting around the dwelling has taken place over the last few years, resulting in an Oasis like environment, featuring many trees, shrubs and tropical flowering plants, interspersed with sculpted lawn areas, that thrive in the tropical climate of this area.

FRUIT ORCHARD

A small fruit orchard of some 70 trees exists. The planting began in November 2018 and, although many trees are producing, most trees are yet to reach full maturity. (Full list available upon request).

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