



2C Mountain Road Austinmer, NSW

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## An Elite Architectural Masterpiece with Commanding Coastal Panorama

Rising above the Illawarra coastline in one of Austinmer's most tightly held and prestigious, addresses, this exceptional architectural residence captures a sweeping, uninterrupted panorama across the Pacific Ocean, headlands and shoreline - a view few will ever be fortunate enough to call their own.

**Price:** Price Guide \$3,750,000  
**Council Rates:** \$976.00 p/q  
**Water Rates:** \$286.00 p/q

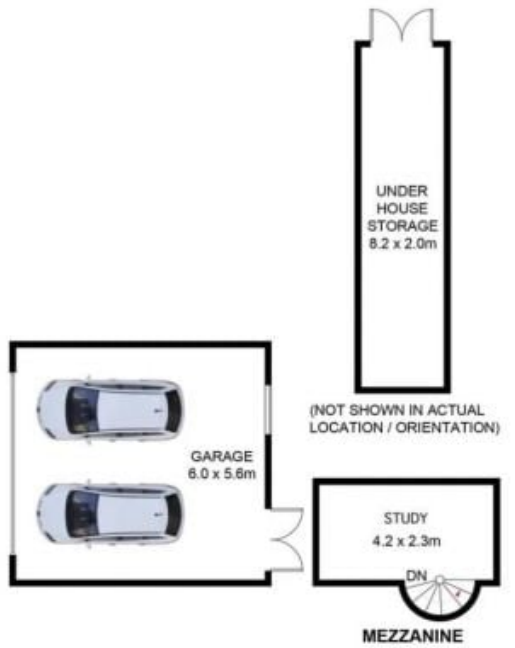
### THE HOME:

- Architect-designed multi-level residence with sweeping ocean, coastline and district views from every vantage point.
- Expansive open-plan living and dining enhanced by spotted gum flooring and wide-format glazing to the seascape
- Designer kitchen with oversized stone island, premium appliances and direct alfresco flow

**Adam McMahon**

**Marlowe Richards**

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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area = 327.9 sq m (Including Garage / Mezzanine / Under House Storage)  
Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.

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