



Flawless Craftsmanship, State-Of-The-Art Design, World-Class Finishes

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45 Kambala Road, Bellevue Hill

Sold for \$45,000,000 (May 21, 2025)

Flawless craftsmanship, state-of-the-art design and world-class finishes unite in this magnificent family masterpiece to deliver what is undoubtedly one of the area’s finest homes on an impressive 1,200 sqm parcel of land (approx). Intuitively created to impeccable standards with absolutely no expense spared, this extraordinary near-new residence offers every conceivable luxury with vast formal and informal living zones and a spectacular north facing entertainers’ backyard with a championship tennis court, swimming pool and a cabana in private sun-drenched surrounds and award-winning gardens.

Sublime living and dining zones offer incredible space to relax and entertain, while a chef’s marble island kitchen is designed as both a high-performance workspace and a place of beauty. Highlights of this sublime residence include a palatial master wing, a full-sized gym, steam room and sauna as well as internal lift access and secure garaging for seven cars.

- Inspired creation by the highly acclaimed BKH Architects
- Palatial proportions feature vast formal and informal zones
- State-of-the-art marble island kitchen, full butler’s pantry
- Integrated Sub-Zero fridge/freezer, Wolf oven, Wolf cooktop

Property ID: L1013685
Property Type: House
Garages: 7

Alex Lyons
0488 201 377
Alex.Lyons@db.rh.com.au

- Integrated Miele dishwasher, integrated Miele microwave
- Effortless flow to sun soaked alfresco entertainment spaces
- North facing backyard, championship tennis court with lighting
- Solar heated marble pool, sun bathed area and cabana
- Professional home gym, sauna and spa centre, full bar
- Integrated Sub-Zero & Liebherr fridge, Miele dishwasher
- Master wing, boutique dressing room, deluxe full ensuite
- 6 full bathrooms in total plus 2 powder rooms
- Separate family wing, all beds with built-ins and ensuites
- Soaring ceilings, Arabescato white marble floors and walls
- Formal/informal lounge with gas fireplaces, zoned ducted air con
- Family-sized laundry, utility room, two chic powder rooms
- Smart home automation, underfloor heating in all bathrooms
- Exquisite manicured hedged gardens, integrated BBQ on balcony
- Internal lift access to all levels, garaging for seven cars
- Full double brick/concrete structure, solar system/batteries
- Central water filtering system
- Barovier & Toso Imported Italian crystal chandeliers & wall lights, Viabizzuno Dama crystal pendant
- Gardens designed by the esteemed Myles Baldwin

In conjunction with Highland Property Agents

David Malouf – 0411 073 882

View: by appointment