



Luxe Architectural Oasis With Sweeping City To Harbour Views



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16 Napier Street, Dover Heights

Contact Agent

Rising above one of Dover Heights' most coveted dress-circle streets, this exquisite architectural residence delivers a rare fusion of scale, innovation and breathtaking outlooks across Sydney's city skyline, harbour and ocean. Designed by acclaimed architect Michael Folk, the tri-level layout has been meticulously crafted to maximise light, elevation and visual drama, while offering uncompromising luxury at every turn. A statement in contemporary coastal living, it features multiple living domains, seamless indoor/outdoor entertaining, lift access to all levels and a spectacular rooftop terrace with 270-degree views from harbour to horizon. Resort-style landscaped gardens frame a heated swimming pool and cabana, creating a private sanctuary. With extensive garaging, cutting-edge security and a prized position moments from coastal walks and Bondi Beach, this is a world-class home of enduring prestige.

Property Features:

- Striking architectural design by acclaimed Michael Folk
- Panoramic views spanning city skyline, harbour and ocean
- Lift access seamlessly servicing all three expansive levels

Property ID: L39383048

Property Type: House

Building / Floor Area: 318

Garages: 7

Land Area: 662.0 sqm

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- Multiple living zones designed for grand-scale entertaining
- Landscaped resort-style gardens with heated swimming pool
- Rooftop terrace capturing sweeping 270-degree vistas
- Entertainer's terraces with built-in barbecue and cabana
- Designer kitchen with premium appliances and finishes
- Four generous bedrooms plus flexible fifth bedroom/office
- Four of the bedrooms includes ensuites and bespoke joinery
- Lavish master retreat with dressing room flows to balcony
- Games room opening to level lawn and private gardens
- Five luxurious bathrooms featuring underfloor heating
- Five car garage with internal access and extensive storage + off street parking