McGrath

OCEAN HOUSE



FACT SHEET

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57 Ocean View Drive, Wamberal NSW 2260
(LOT 17 DP 11004)

Introduction:
Architect: White Dickson Architects
Builder: Tecorp Pty Ltd
Interior & Joinery: Pure Interiors / Pluim Interiors
Landscape Design/Construction: Natures Vision Landscapes

Land Size: 1014m2

Demo/ Start: 2020. Occupancy Certificate – CC/9029881 issued 18th JUNE 2024.
Approx 1300m3 concrete used through build including 2.km of deep pier foundations.
4000 meters of timber lining boards (Tasmanian Oak/Mountain Ash) for ceilings. All hand sanded and stained and stained to Matte Graphite.
2000m2 of wall and floor tiling with corners and edges all made by hand

Floor Area Internal

Master Level and Office L3 =136m2
Kitchen / Living and Dining L2 =136m2
Kids level / Laundry and Guest bedroom L1 =197m2
Gym, Wine room and Lobby GL =105m2
4 car Garage & Workshop =76m2

TOTAL = 650m2 incl garage

Floor Area External

All bedroom and office decks
L1 BBQ seating and outdoor spa area
L2 BBQ and Pool Terrace
L2 Beachfront lower and upper decks

TOTAL = 297m2

Ground Level features:

1.European under slab waterproof membrane system used to protect entire footprint of home
2. Enter property via protected main entrance which includes CCTV, automative intercom, Delivery Hatch and secure mailbox.
3. Alternative service entrance to property i.e. Trades, Bin area access is the other side of property with CCTV and code access.
4. Secure Driveway Automated sliding gate.
5. Custom order lengths of Limestone Cobble driveway lead to visitor carpark and to 4 car garage and workshop.
6. Garage custom aluminium designed 3 door sliding doors.
7. Carport and Garage ceiling is lined with timber – Tasmanian Oak/Mountain Ash and stained to Matte Graphite.
8. Designed landscape includes multiple 35-40yr old Olive Trees.
9. South coast Granite Rocks – Same vein as Sydney Harbour Bridge.
10. Featured automatic lighting
11. Automatic irrigation system
12. Custom oversized Front entry door includes CCTV, and automative intercom to allow access.
13. Gymnasium (Technogym Equipment) with ensuite includes a steam /shower.
14. Gym includes under floor heating, air conditioning, Smart TV, Sonos speakers and outdoor terrace / seating area.
15. Wine Cellar – Local joinery and finished with Rimadesio Doors
16. Cloak Room cupboards included hidden storage behind that provides access to the IT, CCTV room and Home Auto Hub room.
17. High speed commercial (8 person rated to 630kg) lift servicing 4 levels and plant room access (via L1)

Level One features:

• Outdoor lounge area adjacent to the L1 gas heated Spa (Spa size - 3.5m x 1.7m)
• Laundry includes 2x VZug Dryers, 1x VZug Washing machine
• Kitchenette includes integrated Liebherr fridge and freezer, built in oven/microwave, ZIP tap -includes hot/cold/sparkling
• Media room including Sonos sound system with oversized 98” Smart TV.
• Lobby bronze sculpture on customer made joinery feature.
• Access to plant room for Geothermal system – a state of art, extensive integrated heating and cooling system powered by geothermal bore for long term and efficient internal building temperature management, boosted with conventional HVAC for immediate control / change.
• Access for integrated 19.6Kw PV roof tile system and 2 x Tesla battery storage.
• All rooms include customer air con vents, Smart TV’s, ensuites, Italian joinery
• Automatic louvers over internal stairwell.

Level Two features:

• Concrete ceiling compliments this level with the off foam Tasmanian Oak concrete finish.
• Minimal frame sliding doors suites with flush integrated sill drainage throughout all levels.
• Additional drainage included on all balconies.
• Custom made lighting sculpture in lift lobby.
• 5m Island bench with 6 stools and 2x integrated Liebherr wine fridges.
• Commissioned artist Camie Lyons – dining area, bronze wall art.
• Window drenching system on L2 and L3 to exposed windows to remove salt build up.
• Lighting throughout the house is designed with local and imported lights for luxury fully automatic mood setting and feature lighting.
• Built in automatic fireplace – Gas
• Kitchen and Butlers area includes 2 x sinks, ZIP hot/cold/sparkling, 2 x dishwashers, top of range integrated VZug Fridge and Freezer, 1x VZug Combi/Steam Oven, 1 x VZug plate warmer, 1xVZug Oven.
• BBQ area includes, sink, Teppanyaki style BBQ, bench seats, 2x Rhino commercial drink fridges, 65” outdoor Smart TV.
• Pool (Integrated Geothermal heated and self-cleaning) adjacent to BBQ area 7.75x 3.25m includes an Olympic training level adjustable Swim Jet. When sitting in the pool, enjoy the Ocean view through the living space.
• Outdoor shower on BBQ level and surround by the Metal roof/gutters and architectural handmade/folded on site by Master Spengler.
• Beach front spa allows interrupted views Nth and Sth. (Gas heated 1.55m x 1.55m with custom teak cover)
• Beach front Hot/Cold shower set with Teak and designed landscaping.
• Beachfront ‘engineered cantilevered shelf’ provides

Level Three features:

• Master shower includes a 6m feature wall of “noodled” tile slab.
• Heated towel room also includes a VZug Refresh butler.
• Includes a rotating 65” Smart TV with Sonos soundbar in Master Bedroom
• Heated bench seat with reflective bronze shower glass.
• Full window length day bed and storage

General Exterior

Roof finishes:
• Tractile Australian designed Composite roof tile with integrated solar, laid over fully sealed/welded membrane roofs.
• Custom folded anodized aluminum roof fascia to top roof
• Custom anodized aluminum downpipes
• Custom folded zinc cladding by Master Spengler

Ceiling Finishes:
• Tasmanian Oak in customized stain – Matte Graphite.

Wall Finishes:
• Douglas Fir board lined formed concrete.
• Anodized aluminum cladding – Dark Bronze
• Anodized aluminum batten screens – Dark Bronze
• Folded zinc window fenestration adjacent entry– Dark Bronze

Floor Finishes:
• Kronos Italian porcelain 1200x600 tile ‘Le Reverse ’in Dune colour with carved/hammered finish (grip)
• Composite Millboard Decking in Limed Oak colour.
• Pacific Teak shower grate to beach shower niches

General Interior

Floor Tiles and Wall tiles
• Kronos ‘Le Reverse’ in Dune colour with carved/hammered finish.
Italian ceramic tiles. 1200x600.

Carpet in Bedrooms and Media Room:
• Prestige Carpet ‘Sherpa’ in Accra colour. 100% wool loop pile.

Timber Ceilings:
• Tasmanian Oak in customised stain -Matte Graphite.

Stairwell render:
• Dolomite, Italian Sand Render.

Wall paint:
• Paving Stone Dulux mat finish.

Sheer curtains:
• Unique Fabrics, ‘Coastline’ in colour Sand. European fabric.
Block out fabric blinds:
• Automatic fabric block out blinds

Gym Floor:
• Sweat Central Rubber floor matting.

Fabric wall panelling:
• Mokum Textiles, ‘Sahel’ Italian fabric. (Walkways, Media Room and Coat Room)
• Leather Bed head and bed frame – Guest L1 ‘NSW Leather Co – Casablanca / Steel’

Doors:
• Rimadesio Italian made and designed.
• Ecolacquer Aluminium frames with glass panels.
Basins/bath:
• Antonio Lupi Italian made and designed bathroom ware in colour mood finishes.
(Master basins are Kronos integrated vanities).

General Interior Continued

Tapware (bathrooms):
• Brodware ‘City Plus’ in Aged Iron PVD.

Towels:
• Society Limonta, Italian made and Designed.

Kitchen and L1 Laundry & Kitchenette
• Italian made kitchen by Arrital.
• Veneer - Caramel brushed Oak, Counter/splashback ‘Piasentina’ ceramic by Sapien Stone in Structured finish. Bronzed glass colour Fume.

Wardrobes:
• LEMA Italian made and designed joinery. Custom finishes to match paint.

Furnishings

Ground Floor

Foyer
• Italian leather Daybed 'Yard' by LEMA Italy.

Gym courtyard
• Outdoor PIPER table setting by RODA Italy.
• Chairs 'Harp' designed by Rodolfo Dordoni, Italian made and designed.

Level 1

Bedrooms:
• Custom joinery beds
• Bedside tables 'Harmon' by Camerich and 'Nordic Tall' by Ethnicraft.
• Bedding by InBed – 100% European linen, spun in Italy, sewn in Portugal.

Media room:
• Wall mounted entertainment unit: Rimadesio Italian made and designed. Ecolacquer Aluminium frames with glass panels and integrated lighting.
• Sofa: 'Lazytime Plus' by Camerich.
• Side tables: 'Aldo' by Eforma (Italian).

L1 Outdoor settings:
• Harbour Outdoor furniture.

Level 2

Dining Table:
• 'Francis' Table by Rimadesio. Designed by Giuseppe Bavuso, Italian made and designed. Ecolacquer Aluminium legs with opaque split glass top. Colours Bronze and Café.

Dining Chairs:
• 10 x 'Bai Lu' by LEMA. Designed by Neri & Hu, Italian made and designed. Open pore black painted Ash frame, leather upholstery.
Kitchen stools:
• 6 x 'Thomas' by SP01, Italian designed and made

Living room rug:
• Custom design collaboration Pure Interiors & The Rug Establishment. Hand Tufted in Nepal, 100% wool. 10mm Cut Pile and 8mm Loop Pile.

Living room sofa:
• ‘Cooper’ by Frigerio. Designed by Gianfranco Frigerio, Italian made and designed.

Coffee Tables:
•1x Lge, 1x medium ‘Santa Monica’ by Frigerio. Designed by Christophe Pillet, Italian made and designed.
• Sculptures on coffee table by Thomas Bucich - Figure Study 1 & 2. Carbonised plater and steel.

Side Table:
• ‘Gullwing’ by LEMA. Designed by Gabriele e Oscar Buratti, Italian made and designed.

Armchair:
• ‘Lennox’ by LEMA. Designed by Gordon Guillaumier, Italian made and designed.
Oceanside courtyard setting:
• ‘Levante’ sofa and armchairs by RODA. Designed by Piero Lissoni, Italian made and designed. ‘Double’ Ottoman/coffee tables by RODA. Designed by Rodolfo Dordoni, Italian made and designed.
• Dandy 2pce modular sofa by RODA. Designed by Rodolfo Dordoni, Italian made and designed.

BBQ Courtyard settings:

• Brick table by RODA. Designed by Gordon Guillaumier, Italian made and designed.
• 12x Plein Air dining chairs by RODA: Designed by Michael Anastassiades, Italian made and designed.
• Dandy 3pce modular sofa by RODA. Designed by Rodolfo Dordoni, Italian made and designed.
• Aspic coffee tables by RODA. Designed by Gordon Guillaumier, Italian made and designed.

Level 3

Master Bedroom:
• Softland by LEMA designed by Ludovica + Roberto Palomba, Italian made and designed.
• Bedside tables Self by Rimadesio, Italian made and designed. Ecolacquer Aluminium legs with opaque glass.
• Bedside lamps – Surface Scone table lamps by Studio Henry Wilson (Sydney). Cast in two halves from solid bronze.
• Feature Table Lamp – Taccia by Flos. Designed by The Castiglioni brothers, Italian made and designed.
• Bedding by Society Limonta, Italian made and Designed.
Master Balcony Setting:
• Laze armchair by RODA. Designed by Gordon Guillaumier, Italian made and designed.
• Piper Side table by Roda. Designed by Rodolfo Dordoni, Italian made and designed.

Office:
• Large Toledo Glass desk crafted with solid oak and a marble/timber drawer unit.- Coco Republic
• Roda ‘ Root’ table designed by Rodolfo Dordoni.
• 2 x Roda ‘Network lounge’ chairs designed by Rodolfo Dordoni.

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