



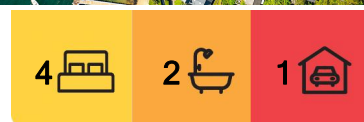
## Avalon Beach, 105 Riverview Road

Sparkling Pittwater Views - Endless Possibilities -  
1,009sqm

Relax into your front-row seat and immerse yourself in the ever-changing beauty of Pittwater. From your deckchair, take in sparkling panoramic views stretching across the water to the National Park beyond. Listen to the gentle tinkle of boats and the calls of local birdlife. Surrounded by lush tropical gardens, this could be one of the most private and serene retreats in Avalon.

Beyond its idyllic setting and direct Pittwater access, this home has undergone a meticulous structural transformation, laying a rock-solid foundation for the ultimate coastal haven:

Complete Timber Replacement —Outdated timbers have been removed and replaced with high-quality, termite-free materials that meet modern building codes.



**For Sale**  
\$2,500,000

**View**  
[ljhooker.com.au/BH2F6Z](https://ljhooker.com.au/BH2F6Z)

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**LJ Hooker Palm Beach**  
(02) 9974 5999



Rebuilt External Walls —Enhancing durability, insulation, and longevity.

Reinforced Upper Deck —Wooden beams replaced with stable metal beams, ensuring safety and structural integrity for years to come.

Modernized Plumbing & Electrical —New piping installed for state-of-the-art fixtures, plus a complete electrical rewire and first-fix installation.

Luxury Comfort Upgrades —Underfloor heating throughout the lower level, including bedrooms, and re-screeded upstairs flooring for superior soundproofing.

Advanced Drainage Solutions —A fully reworked drainage system eliminates any risk of dampness, keeping the home dry and resilient.

Set on a sprawling 1,009 sqm block, this dual-level residence is designed to accommodate four bedrooms and 2.5 bathrooms, with generous internal and under-house storage plus ample parking space.

A Lush Garden Oasis

You'll feel completely enveloped by tranquility, with a stunning blend of tropical greenery and well-established feature plantings, spanning two level lawn terraces. Designed with low-maintenance living in mind, it offers natural beauty without the upkeep.

At the entry, a hardwood-decked BBQ area provides an additional outdoor entertaining space with captivating Pittwater views, while direct foot access to Pittwater and Paradise Beach makes this an unrivaled waterfront lifestyle opportunity.

Prime Avalon Location

- Panoramic views of Pittwater and the National Park
- Terraced tropical gardens with covered BBQ area
- Generous internal & under-house storage + space for parking
- Just 800m to Girdlers Café and Clareville Shops

Please note that the property is currently a active building site, and significant construction and renovation work is still required before the property will be suitable for habitation.

More About this Property

Property ID	BH2F6Z
Property Type	House
Land Area	1009 m2
Including	Water Views

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