



12 Capri Close, Avalon Beach

## Extraordinary design, phenomenal Pittwater views

Every so often, a house comes along that is so self-assured, so well-designed that it instantly captures the imagination. The full scale of this master built home isn't immediately apparent; from the street, only its clean roofline is revealed, with the living spaces unfolding over the contours of the 1372sqm bush block from a level cul-de-sac setting. Uninterrupted northerly views across Pittwater deliver phenomenal vistas across the coastline, while the interiors merge with massive wraparound decks from every angle; the warmth of polished timber and extensive glazing anchor the soaring, open plan design.

A series of adaptable living spaces can easily accommodate a growing tribe or extended family with a self-contained studio suite on the lower level, while each of the large bedrooms, including two ensuites, enjoy the spectacular Pittwater views. The kitchen is contemporary and finely crafted with sleek cabinetry, induction cooktop and timber benchtops; bathrooms are modern and stylish. It's a singular example of a home shaped by its setting, not imposed on it - a home that feels both private and profoundly connected to the dramatic beauty of Pittwater.

### Features:

- Level cul-de-sac entrance; panoramic northerly views over

4 3 3

### AUCTION

Tue 3rd Mar @ 6:00PM

### AGENTS

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### AGENCY

LJ Hooker Avalon Beach  
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Pittwater

- Master built design, defined by symmetry, balance and structural precision
- Richly-textured interiors feature polished hardwoods and galleries of glass
- Open layout under soaring ceilings, anchored by a streamlined, island kitchen
- Living zones spill out to enormous, multi-level entertaining decks
- Lower level is a self-contained studio suite; ideal for extended families
- Bedrooms with built-in robes and Pittwater views; master with ensuite
- Combustion fireplace, ceiling fans, glass louvres and double carport
- 1372sqm easy care block; moments to the village shops and beach

All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent advice regarding any property or information on this website.

## MORE DETAILS

Property ID	WVWF58
Property Type	House
Land Area	1372 m2
Including	Ensuite Study Toilets (3) Fire Place Built-in-Robes Bush Retreat Ocean Views

### Olivia Broomhead 0418 463 615

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### Peter Robinson 0401 219 077

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APPROX. INTERNAL AREA = 232 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 182 m<sup>2</sup>  
 TOTAL = 414 m<sup>2</sup>  
 LAND SIZE = 1372 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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