



14 Ruskin Rowe, Avalon Beach

Resort-inspired family living on an extraordinary Avalon estate

Expressions of Interest Close Wednesday 21st October at 3pm

Hidden behind established gardens in one of Avalon Beach's most tightly held pockets, this remarkable family sanctuary delivers a lifestyle where every day feels like an escape. Thoughtfully renovated and beautifully presented, the home blends timeless coastal elegance with relaxed luxury across a generous, family-focused floorplan.

Designed to embrace its idyllic surrounds, expansive living spaces spill effortlessly outdoors, creating a seamless connection between the interiors and the tropical landscape beyond. Sunlight pours through new windows, while soft natural finishes, bespoke joinery, textured feature walls and carefully curated materials create a home that feels both sophisticated and wonderfully welcoming.

The newly completed upper-level master retreat is a private sanctuary of its own, featuring a luxurious walk-in wardrobe and a breathtaking ensuite where a freestanding bath, Calacatta Viola stone, Astral Walker tapware and soaring skylight evoke the ambience of a boutique wellness retreat.

5 5 4

FOR SALE

Expressions of Interest

VIEW

Sat 12th Sep @ 11:45AM - 12:15PM

AGENTS

David Edwards
0415 440 044
dedwards@ljhpb.com.au

Peter Robinson
0401 219 077
peter.robinson@ljhooker.com.au

AGENCY

LJ Hooker Palm Beach
(02) 9974 5999

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



At the heart of the home, the beautifully appointed kitchen centres around an oversized island and premium 900mm Smeg gas cooker, creating a natural gathering place for family and friends while opening effortlessly to the surrounding entertaining spaces. Multiple living and dining areas offer exceptional flexibility, complemented by three additional bedrooms on the ground floor, guest accommodation with its own bathroom, a separate rumpus/media room and a versatile home office or optional fifth bedroom.

Outside, the property reveals itself as an entertainer's paradise. Landscaped tropical gardens frame the sparkling pool, while a covered pavilion with built-in barbecue creates the perfect setting for long lunches and summer evenings. A full-size resurfaced tennis court with basketball hoop, expansive level lawns and a dedicated wellness studio complete with infrared sauna and space for a reformer Pilates bed and gym equipment ensure every member of the family has space to relax, play and recharge.

Beautifully private yet effortlessly connected to the best of Avalon, this is a home where holidays become everyday living and every season is designed to be enjoyed.

- Beautifully renovated family residence with a timeless coastal aesthetic
- Private upper-level master retreat with walk-in robe and luxurious new ensuite
- Calacatta Viola stone, Astral Walker tapware, freestanding bath and skylit bathroom
- Flexible family floorplan with multiple living and dining zones
- Separate rumpus/media room plus dedicated home office or optional fifth bedroom
- Three additional bedrooms on the ground floor, including guest accommodation with adjoining bathroom
- Premium kitchen with oversized island and 900mm Smeg gas cooker
- Gas fireplace and zoned ducted air conditioning throughout
- New windows and bespoke joinery throughout the recent renovations
- Seamless indoor-outdoor living with exceptional natural light and cross ventilation
- Covered entertaining pavilion with built-in barbecue and bar fridges
- Sparkling swimming pool surrounded by lush tropical landscaping
- Convenient poolside bathroom featuring a generous double shower
- Dedicated wellness studio with infrared sauna
- Resurfaced tennis court with basketball hoop
- Expansive level lawns ideal for children and pets
- Secure gated entry and double garage with storage space

MORE DETAILS

Property ID BX5F6Z
Property Type House
Land Area 2150 m2

David Edwards 0415 440 044

Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | dedwards@ljhpb.com.au

Peter Robinson 0401 219 077

Principal | Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au

LJ Hooker Palm Beach (02) 9974 5999

1073 Barrenjoey Road, PALM BEACH NSW 2108
palmbeach.ljhooker.com.au | office@ljhpb.com.au





APPROX. INTERNAL AREA = 368 m²
 APPROX. EXTERNAL AREA = 116 m²
 TOTAL = 484 m²
 LAND SIZE = 2150 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



14 Ruskin Rowe, Avalon Beach

All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.

