



## Avalon Beach, 181 Riverview Road

Rare waterfront opportunity on prestigious Stokes Point

It's the last of its kind: a deep waterfront property on the exclusive and highly sought after Stokes Point that hasn't yet been developed; set across 1163 sqm on a stunning stretch of Pittwater's shoreline, it's an extraordinary position on which to build a world-class residence (STCA) with one of one of the widest deep waterfront settings on the strip. The property includes an original fisherman's cottage from circa 1915 which benefits from an incredibly rare position within the foreshore building line which you wouldn't be able to build on today. It's a simple getaway built as a no-frills weekend respite from the city, which can be renovated and used as a boathouse or guest accommodation for the new residence. The entire property is now poised for an inspired second act in its highly sought-after waterfront address (STCA).

- Unrivalled position with a rare, deep waterfront location on Stokes Point
- One of the widest water frontages on the strip is joined with a phenomenal 1163 sqm parcel
- Last undeveloped site in the company of some of Pittwater's finest deep waterfront



**Disclaimer:** 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.



**For Sale**  
Contact Agents

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**LJ Hooker Avalon Beach**  
**(02) 9973 2999**



properties

- Circa 1915 cottage positioned within the foreshore building line which can be renovated as guest accommodation or boathouse
- A unique foreshore garden for one-of-a-kind waterside entertaining & relaxation
- Ultimate blank canvas upon which to realise your dream waterfront residence (STCA)

## More About this Property

<b>Property ID</b>	W0FF58
<b>Property Type</b>	House
<b>Land Area</b>	1163 m <sup>2</sup>
<b>Including</b>	Water Front Water Views

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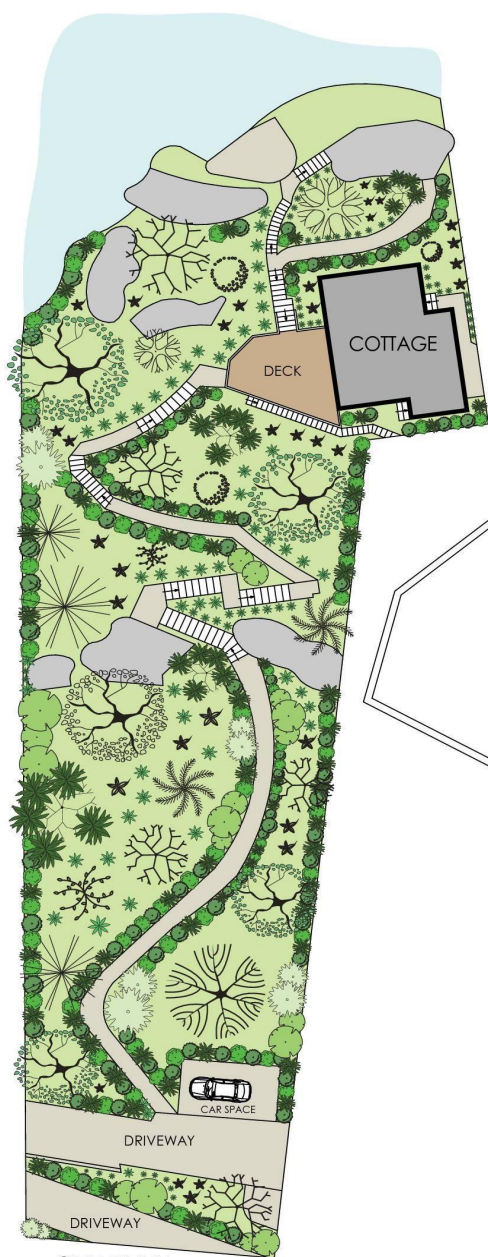
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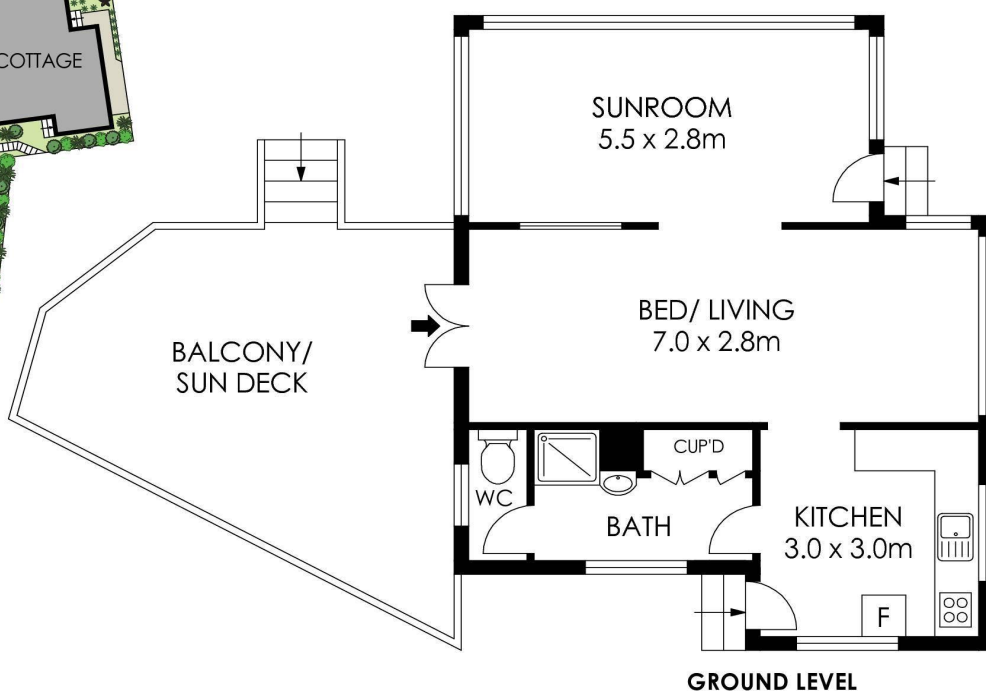


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**SITE PLAN**  
(NOT TO SCALE)



**GROUND LEVEL**



**UNDER  
HOUSE  
STORAGE**  
5.5 x 2.8m

APPROX. INTERNAL AREA = 68 m<sup>2</sup>  
APPROX. EXTERNAL AREA = 24 m<sup>2</sup>  
TOTAL = 92 m<sup>2</sup>  
LAND SIZE = 1163 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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