



185 Riverview Road, Avalon Beach

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## Architectural Perfection Meets Deep-Waterfront Luxury

This deep-waterfront residence doesn't just aspire to sustainable luxury - it defines it. One of the finest properties on this golden stretch of coastline, the Atelier Haefeli designed home merges striking forms and minimalist interior spaces to deliver a residence of zen-like simplicity and calm; the unique and thoroughly modern design is one of clean architectural lines paired with a rich palette of natural materials and organic finishes.

From a design perspective, every aspect of this home has been meticulously addressed; consider the soaring ceilings and clerestory windows, the galleries of glass to the north and west, the polished finish of heated concrete floors and the custom-tailored cabinetry in every room. The residence offers remarkable flexibility across four levels; the main floor can be a residence within a residence, boasting several primary living zones, a spectacular Gaggenau kitchen, waterfront deck and a lavish master suite.

The ground level is particularly versatile as its generous lounge area is fully self-contained and extends to the heated infinity pool; it's joined by three additional bedrooms for extended family and guests. There's also an expansive multi-purpose room and ensuite on the upper level

### FOR SALE

Sold by Jono Gosselin

### AGENTS

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Angus Abrahams  
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### AGENCY

LJ Hooker Avalon Beach  
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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.

 **LJ Hooker**

that can serve as a spectacular home office, games room or guest suite.

Not to be overlooked is the magnetic pull of the waterfront with its deep-water jetty, pontoon, slipway, boat pen and beautifully finished boathouse. Sited to create seamless, street-to-waterfront access, the level entrance is serviced by an internal lift with an inclinuator from the house to the boat shed. The entire residence has been carefully designed to capitalise on the gentle north light and world-class views across Pittwater from a wonderfully protected position.

- Completed in 2017; brilliant redesign by Atelier Haefeli Architects
- Sustainable luxury across four levels; internal lift from street entrance
- Deep-waterfront setting with jetty, pontoon, slipway + boathouse
- Form meets function; expansive, open interiors and soaring ceilings
- Polished concrete and Spotted Gum floors in the main living zones
- Phenomenal entertainer; waterfront decks + sublime garden courtyard
- State-of-the-art kitchen features a full suite of Gaggenau appliances
- Sub-zero fridge, marble island and custom Blackbutt cabinetry
- Lower level lounge and three bedrooms open to deck + heated pool
- Stunning master suite enjoys spectacular views from the main floor
- Upper level suite; use as an office, games room or fifth bedroom
- Double brick and concrete construction with 16 solar panels
- Wine cellar, video security, outdoor shower, inclinuator to jetty
- Large, finished storage areas, double garage + ample off-street parking

Disclaimer: All information has been sourced from reliable outlets; however, we do not guarantee its accuracy. Prospective buyers should perform their own due diligence..

## MORE DETAILS

Property ID	WRYF58
Property Type	House
Land Area	1088 m2

### Jonathan Gosselin 0488 011 870

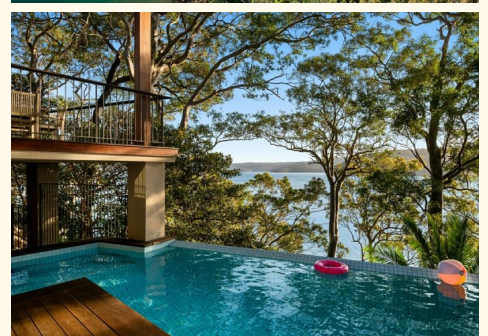
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**APPROX. INTERNAL AREA = 464 m<sup>2</sup>**  
**APPROX. EXTERNAL AREA = 269 m<sup>2</sup>**  
**TOTAL = 733 m<sup>2</sup>**  
**LAND SIZE = 1088 m<sup>2</sup>**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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