



## Avalon Beach, 191 Hudson Parade

Two Homes on One Title, Luxurious Architect Designed Residence, Prime Pittwater Location, Water Views, North Aspect

Step inside this bespoke beauty with dreamy interiors that take their cues from the coast with an eclectic fusion of Palm Springs design and Japanese influences that are off-set by tropical inspired gardens. Conceived by architect Nanna Lesiuk as a calming sanctuary that's incredibly peaceful and private, the minimalist and highly functional design aesthetic uses pure tones and textures to create tactility, light and cohesion between indoor and outdoor living spaces. Beautiful yet practical, the carefully selected fixtures and finishes set a mood of timeless luxury while every detail has been considered with social areas for entertaining, intimate spaces for quiet retreat with walls of glass framing the Pittwater vista and achieving a remarkable luminosity. A home that excites and delights, it is complemented by a two-bedroom cottage, that is perfect for guests, extended family or income.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/W2WF58](https://ljhooker.com.au/W2WF58)

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



- Designed to engage with the beauty of its setting, globally sourced finishes
- Celebrates captivating views that stretch up Pittwater to Lion Island
- A high-spec island kitchen with Wolf gas appliances, integrated subzero fridge
- Hot, cold and sparkling Zip Tap, large walk-in pantry, extensive cupboards/storage
- Streamlined living space with fireplace forms a close connection with the vista
- All season alfresco lounge with louvers, awnings, fireplace and Pittwater backdrop
- Master suite with walk in, ensuite and study gazes out to the boat studded water
- Lower living space with custom joinery, designer Terrazzo finished bathrooms
- Tropical garden courtyard forms a seamless extension of the living pavilion
- Functional laundry with ample bench/cupboard space, smart storage solutions
- Central heating, electric blinds, polished concrete/timber flooring
- Level lawns and established landscaped gardens perfect for playing in the sunshine
- Designer self-contained two-bedroom cottage ideal for families, guests or income
- Oversized auto double garage with workshop space and internal access
- Located directly across from Taylors Point, a short walk to Clareville Beach, and close to local shops
- Moments to schools, cafes, dining, buses and beautiful surf beaches



## More About this Property

<b>Property ID</b>	W2WF58
<b>Property Type</b>	House
<b>Land Area</b>	765 m <sup>2</sup>

### Peter Robinson 0401 219 077

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APPROX. INTERNAL AREA = 271 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 33 m<sup>2</sup>  
 TOTAL = 304 m<sup>2</sup>  
 SEPARATE COTTAGE = 65 m<sup>2</sup>  
 LAND SIZE = 765 m<sup>2</sup> approx

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



191 Hudson Pde, Clareville

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