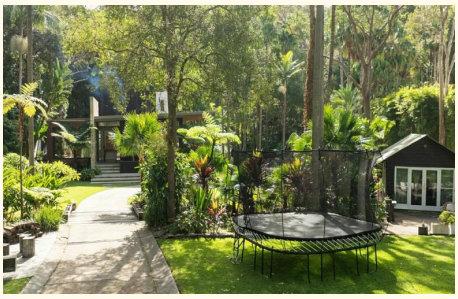

36 Ruskin Rowe, Avalon Beach

A Rare Avalon Estate Offering Scale, Privacy and Lush Green Outlooks

Expressions of Interest Close: Wednesday 25th November at 3:00pm

Rarely does a holding of this scale and build quality come to market in Avalon Beach. Set on more than 3,121 square metres of level land, this magnificent Ruskin Rowe residence rises from a landscape of soaring cabbage tree palms and gum trees, with a natural creek at the front boundary and horseshoe driveway that make arriving here feel like a world away. Positioned alongside a quiet enclave of grand neighbouring estates, seclusion and security come as standard.

Finished with remarkable attention to detail, the home honours its natural surrounds at every turn. Polished concrete wall slabs, hand-picked Burnie limestone, rich imported teak timber features and warm Chardonnay hardwood flooring create a palette that is both grand and grounded. Teak timber doors, stair treads and joinery flow throughout, while crisp white interiors and sheer French linen curtains keep the lush tropical outlook centre stage.

Living and dining spaces open through stacker and slider doors onto a

6 4 6

FOR SALE
Expressions of Interest

VIEW
Sat 24th Oct @ 12:30PM - 1:00PM

AGENTS

BJ Edwards
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David Edwards
0415 440 044
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AGENCY
LJ Hooker Palm Beach
(02) 9974 5999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

sweeping deck overlooking the heated salt pool. A feature combustion fireplace, media room with roll-down projector screen and Wolf appliance kitchen with limestone splashback make everyday living feel quietly exceptional. Walkways wind through the property past secluded nooks, leading to the pool framed by towering palms, a standalone sauna and a self-contained studio.

Upstairs, the master suite commands the canopy outlook with an outdoor concrete bathtub, opening skylit ensuite, double shower, heated floors and generous walk-in robe. This is a once in a generation opportunity to secure an estate of extraordinary scale and warmth, just moments from Avalon Beach village, the surf beaches and Pittwater.

- Rare holding of more than 3,121 square metres of level land in a coveted Avalon Beach street
- Secluded setting alongside a quiet enclave of grand neighbouring estates
- Landscape of established cabbage tree palms, gum trees and a natural creek
- Heated salt pool set within tropical gardens of towering established palms
- Standalone sauna, outdoor shower and workshop with poolside shower and sink
- Self-contained studio with bathroom, ideal for guests, extended family or a creative retreat
- Wolf appliances, integrated Miele dishwasher and hand-picked Bernie limestone kitchen
- Floating teak staircase, polished concrete wall slabs and Chardonnay hardwood flooring throughout
- Expansive master suite with outdoor bathtub, skylit ensuite, double shower, heated floors and walk-in robe
- Five generous bedrooms plus dedicated home office each framed by lush green outlooks
- Rose-toned tiled bathrooms with heated towel racks and auto-opening skylights
- Whole-house sound system, ducted air conditioning, full insulation and wiring for fans
- Media room with roll-down projector screen and combustion fireplace
- Sweeping entertainer's deck overlooking the pool with resort-style walkways throughout the grounds

Ultimately, this is more than a home, it is a sanctuary designed for a life well lived. A place where mornings begin with birdsong through the trees, days unfold across sunlit terraces and gardens, and evenings gather effortlessly by the fire or beneath the stars. Privacy and security from busy world, grand yet deeply grounded, this is a rare opportunity to secure not just land and architecture. This property offers a sense safety, & privacy, unlike anything we've seen on the Northern Beaches recently.

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MORE DETAILS

Property ID	BXHF6Z
Property Type	House
Land Area	3121 m2

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David Edwards 0415 440 044
Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342â€¯ | dedwards@ljhpb.com.au

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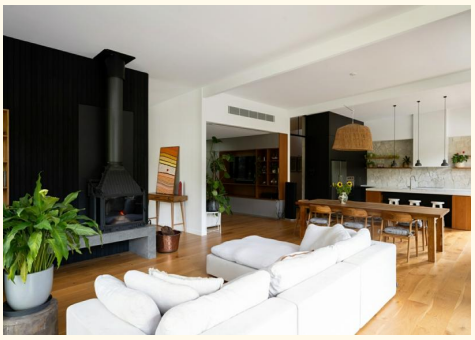

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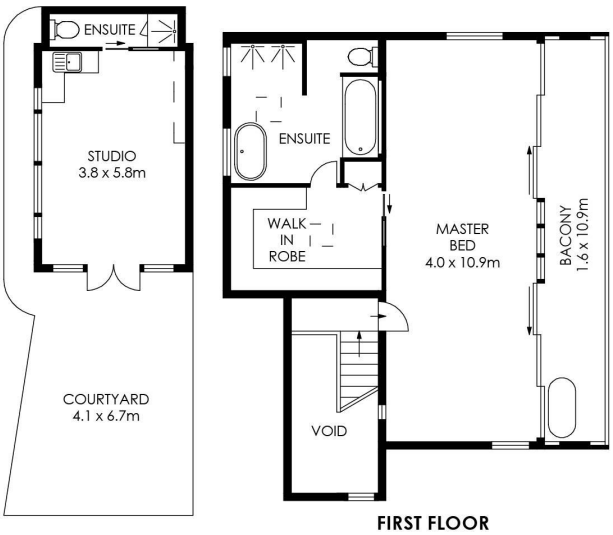
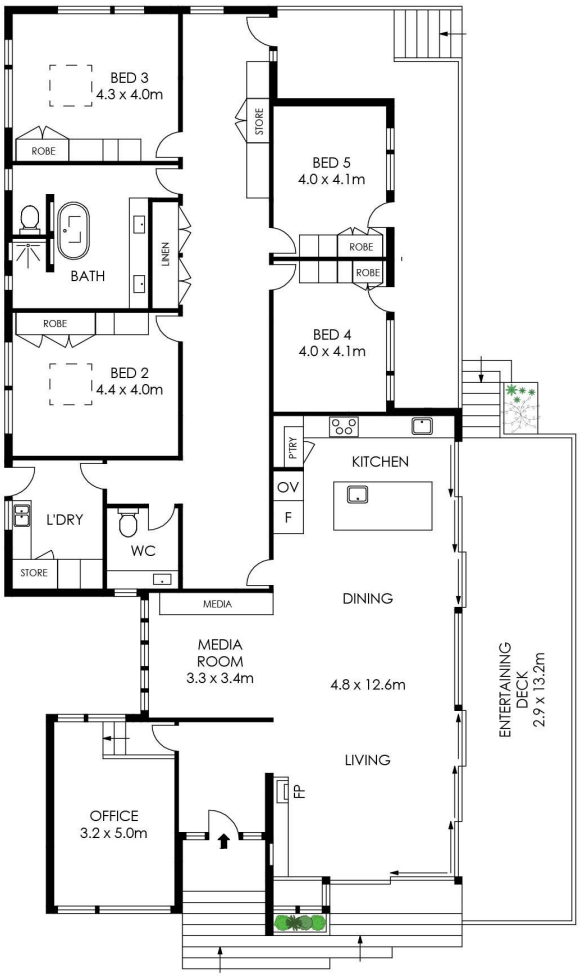
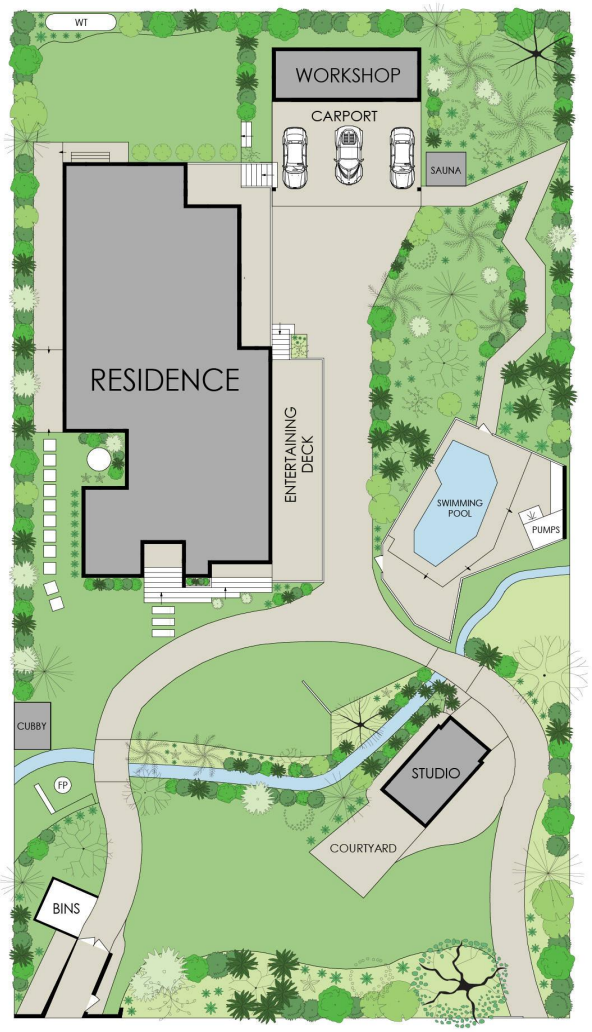


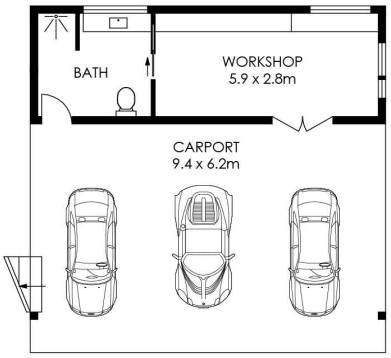
FIRST FLOOR



GROUND FLOOR



SITE PLAN
(NOT TO SCALE)



APPROX. INTERNAL AREA	=	366 m²
APPROX. EXTERNAL AREA	=	176 m²
TOTAL	=	542 m²
LAND SIZE	=	3121.74 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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