



37 Wandeen Road, Avalon Beach




## Dazzling north views to Lion Island

It's a top-of-the-world view from a pristine, bushland setting - 180 degree vistas straight north to Lion Island, bordered by Palm Beach and Ku-ring-gai National Park on either side. This stylish split-level retreat takes full advantage of the position and the aspect; it's a private and peaceful oasis that's drenched in all day sun and the pure magic of Pittwater's most iconic backdrop.

Built in 1983 and coming to market for the very first time, this home has just been updated with contemporary appointments and fittings across the entire layout. Inside and out, it's immaculate and turnkey ready for its next act with a floorplan offering multiple decks and a choice of living zones; galleries of glass frame the views, while high, raked ceilings and wide plank floors deliver a fabulous beach house vibe. Been looking for a home with style and great functionality, but had given up on securing a view as well? Think again - this is a rare opportunity to have it all, in one delightful package.

- Phenomenal, never-to-be-built-out north views to Lion Island
- Fresh, modern layout, split-level design, two distinct living zones
- Vast entertaining decks off main living areas; spectacular views
- Glass-wrapped interiors; flooded with light from sunrise to magic hour

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.

3  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

Thomas Mackay  
0429 236 879  
tom.mackay@ljhavalon.com.au

Tina Friend  
0499 154 655  
tina.friend@ljhavalon.com.au

### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

 **LJ Hooker**

- Updated kitchen features brand new appliances
- North-facing master with updated ensuite, private deck and views
- Freshly painted interiors + exterior
- New floating flooring throughout
- New R/C air con in living areas and master bedroom
- Easily accessible underhouse space
- 835sqm gorgeous bush block
- Short stroll to Taylors Point + Clareville Beach, steps to local bus line

## MORE DETAILS

Property ID                   WNEF58  
 Property Type               House  
 Land Area                     835 m2

### Thomas Mackay 0429 236 879

Director | Licensee in Charge | [tom.mackay@ljhavalon.com.au](mailto:tom.mackay@ljhavalon.com.au)

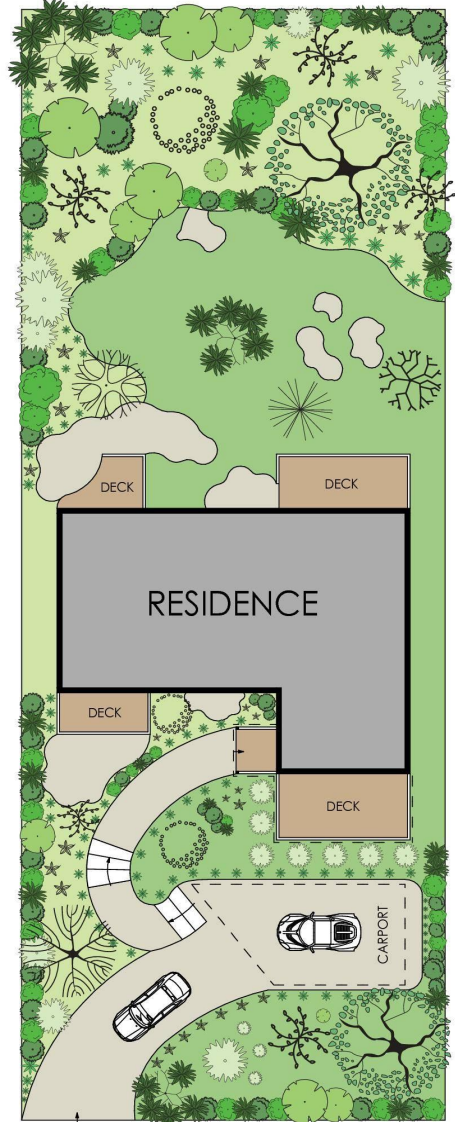
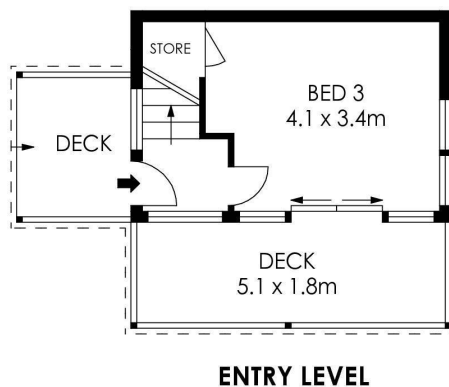
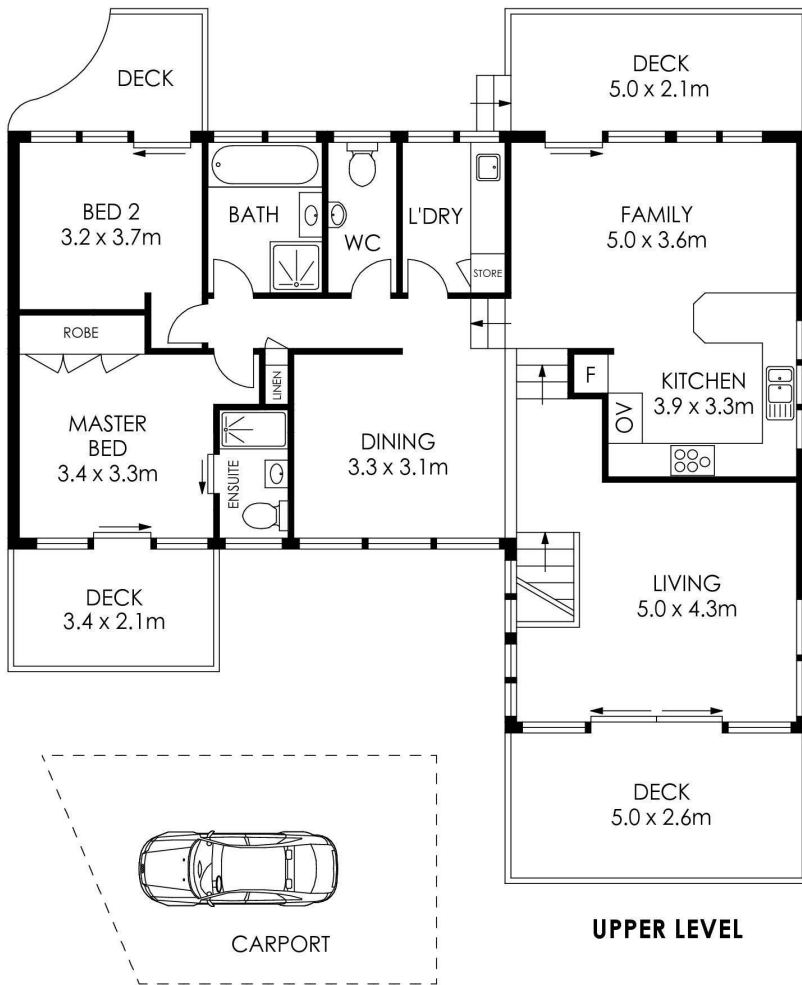
### Tina Friend 0499 154 655

Sales Associate | [tina.friend@ljhavalon.com.au](mailto:tina.friend@ljhavalon.com.au)

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

64 Old Barrenjoey Road, AVALON BEACH NSW 2107  
[avalonbeach.ljhooker.com.au](http://avalonbeach.ljhooker.com.au) | [avalonbeach@ljhooker.com.au](mailto:avalonbeach@ljhooker.com.au)





APPROX. INTERNAL AREA = 131 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 76 m<sup>2</sup>  
 TOTAL = 207 m<sup>2</sup>  
 LAND SIZE = 835 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**37 Wandeen Road, Clareville**



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.

