



45 Riverview Road, Avalon Beach




## Enchanting Pittwater Retreat above Paradise Beach

Perched just above the golden sands of Paradise Beach, this exquisitely renovated residence captures the very essence of Avalon living, effortless, elegant and deeply connected to its breathtaking surrounds.

From the moment you arrive via level street entry, a sense of calm and coastal sophistication unfolds. Light-filled interiors, soaring ceilings and original hardwood floors create warmth and character, while panoramic Pittwater views provide a constantly changing natural backdrop. Designed for both grand entertaining and relaxed family living, the home offers a seamless open-plan layout enhanced by bi-fold doors and glass louvres that invite the outdoors in.

At its heart, the deluxe marble kitchen connects beautifully to the entertaining deck via a generous servery, while the expansive travertine terrace, complete with a fully equipped outdoor kitchen, sets the stage for long lunches, sunset gatherings and effortless alfresco living.

Thoughtfully zoned for families, the ground floor accommodates children's bedrooms and a dedicated rumpus, while the main

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**FOR SALE**

Guide \$4.9m

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

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 **LJ Hooker**

residence offers four generous bedrooms, three with private ensuites and each featuring bespoke built-in wardrobes. A charming self-contained cottage provides the perfect retreat for guests, extended family or a private studio sanctuary.

Comfort is assured year-round with ducted air conditioning and a gas fireplace, while crisp white interiors amplify natural light and frame the sweeping vistas beyond. Outside, beautifully landscaped gardens and level lawns create a private oasis to relax and unwind.

Complete with double carport accommodation, this is a rare opportunity to secure an exceptional lifestyle sanctuary in one of Avalon's most tightly held pockets, just moments from the beach, immersed in natural beauty, and finished to perfection.

## MORE DETAILS

Property ID	BTYF6Z
Property Type	House
Land Area	1209 m2
Including	Air Conditioning Toilets (1) Area Views Close to Schools Close to Shops Close to Transport

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