64 Riverview Road, Avalon Beach

Refined. Playful. Unmistakably Pittwater

Framing vistas across an expansive Pittwater backdrop, this impeccable residence tailors its quietly refined living spaces with a bold, playful energy; it's a spirited departure from the expected, and a singular expression of colour, craft and confidence. Designed by Gartner Trovato Architects, the home's elegant simplicity is immediately evident - the careful curation of the material palette reveals an inherent beauty in such uncomplicated choices.

High ceilings, oak floors and full-height glass define the sweeping, open design on the main floor, with sliding stacker doors merging the interiors with the deck and views. The island kitchen is a joy for home chefs with a suite of Siemens appliances and custom, V-groove joinery concealing the integrated Liebherr fridge. Upstairs reveals four double bedrooms, three with water views, including the luxe primary suite with walk-in robes and a private balcony. State-of-the-art in every respect, this is a home that refuses to choose between sophistication and playfulness. It doesn't have to.

Features
- Commanding position, incredible Pittwater and Ku-ring-gai views
- Just above Paradise Beach and short stroll from Hilltop shops,

4 3 2

FOR SALE
Guide $2.9m

VIEW
Wed 21st Oct @ 12:15PM - 12:45PM

AGENTS

Jonothan Gosselin
0488 011 870
jono.gosselin@ljhavalon.com.au

Dennis Kennelly
0477 977 971
dennis.kennelly@ljhavalon.com.au

AGENCY

LJ Hooker Avalon Beach
(02) 9973 2999

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

cafes
- Striking architectural design by Gartner Trovato; completed in 2016
- Galleries of glass slip back to unite open plan interiors with the deck
- Oak floors, high ceilings, gas fireplace and quality V-groove cladding
- Stunning kitchen features Siemens + Liebherr integrated appliances
- Three of four bedrooms with views; lavish primary suite with balcony
- Walk-in or built-in robes in three bedrooms, plus walk-in storage closet
- Ducted, zoned air, electric Vental blinds, full screens for stacker doors
- Integrated spa on the deck, street level double garage, steps or inclinator
- Low-maintenance parcel of 855sqm; fabulous weekender/holiday home

Disclaimer:
All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent advice regarding any property or information on this website.

MORE DETAILS

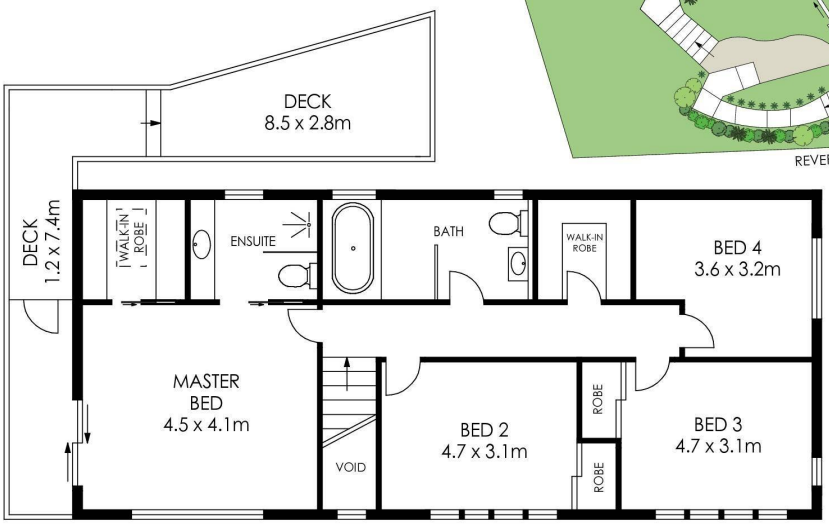
Property ID	X6CF58
Property Type	House

Jonothan Gosselin 0488 011 870
Licensed Real Estate Agent | jono.gosselin@ljhavalon.com.au
Dennis Kennelly 0477 977 971
Licensed Real Estate Agent | dennis.kennelly@ljhavalon.com.au

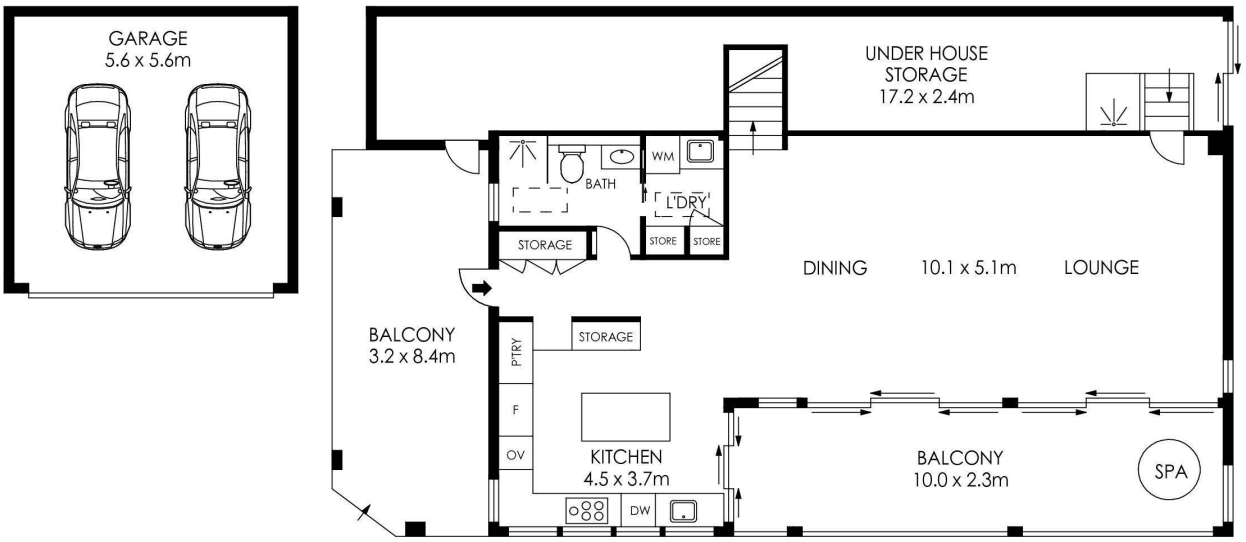
LJ Hooker Avalon Beach (02) 9973 2999
64 Old Barrenjoey Road, AVALON BEACH NSW 2107
avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au

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.

SITE PLAN
(NOT TO SCALE)



LEVEL ONE



GROUND LEVEL

APPROX. INTERNAL AREA	=	209 m²
APPROX. EXTERNAL AREA	=	67 m²
LAND SIZE	=	855 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

64 Riverview Road, Avalon Beach

LJ Hooker

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