



Avalon Beach, 76 Hilltop Road

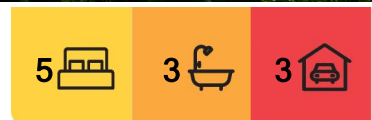
Barefoot Luxury, Breathtaking Pittwater Views, Lap Pool, Privacy

A visionary approach to coastal living. The just completed transformation of this dreamy home epitomises barefoot luxury with sun-bleached interiors that take their cues from nature. With an organic feel that channels the relaxed ambiance of the Mediterranean. Crafted to integrate with the natural beauty of its blissfully private setting, with vistas that stretch over lush green foliage to boat-studded Pittwater. Creating an awe-inspiring backdrop to daily life. A highly resolved layout features multiple living spaces which embrace view-swept terraces. Fully equipped outdoor entertaining plus an 18m pool and spa, offering a perfect blend of party and paradise. This is a home that is not only aesthetically stunning but a joy to live in. Positioned a short walk to the local Clareville shops, incl. cafes, dining, and a boutique bottle shop. As well as Clareville Beach. Plus minutes to Avalon Village and the surf beach.

- A masterful manipulation of form, materiality and space over three levels



Disclaimer: 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.



For Sale
Contact Agent

View
ljhooker.com.au/VXTF58

Contact
Peter Robinson
0401 219 077
peter.robinson@ljhooker.com.au
Rebecca Hammond
0488 004 052
rebecca.hammond@ljhooker.com.au

LJ Hooker Avalon Beach
(02) 9973 2999

- All principal rooms orientated to capture the views and harness the northern sun
- A carefully considered design with passive house credentials, every creature comfort
- Perfectly balances a need for privacy while taking full advantage of the views
- A globally informed aesthetic, pops of colour inject personality into the interiors
- Lavish travertine/stone bathrooms with Perin and Rowe tapware, underfloor heating
- Sweeping living/dining domain offers seamless indoor and outdoor integration
- Statement marble crafted island kitchen with high-end appliances, meal bar
- Top floor parents retreat with walk in robe, ensuite with sauna and banquette seat
- Mid floor bedroom with built ins and bathroom, flexible 5th bedroom/study
- Two lower-level bedrooms with built-ins, teen retreat, poolroom or rumpus
- Separate tv room, functional laundry with cabinetry and guest powder room,
- Fully equipped Stone quartz paved alfresco entertaining with vergola
- 18m fully tiled gas heated pool and spa, sunlounge area and level lawn, veggie gardens
- European Oak floor from Havwoods, bespoke custom joinery, vintage wall lights
- Central heating and cooling, new ceiling fans, freshly painted throughout
- Auto double garage with workshop area, storage and easy internal access
- Nearby public pathway providing direct access to Clareville Beach

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Avalon Beach by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

More About this Property

Property ID	VXTF58
Property Type	House
Land Area	828.3 m²

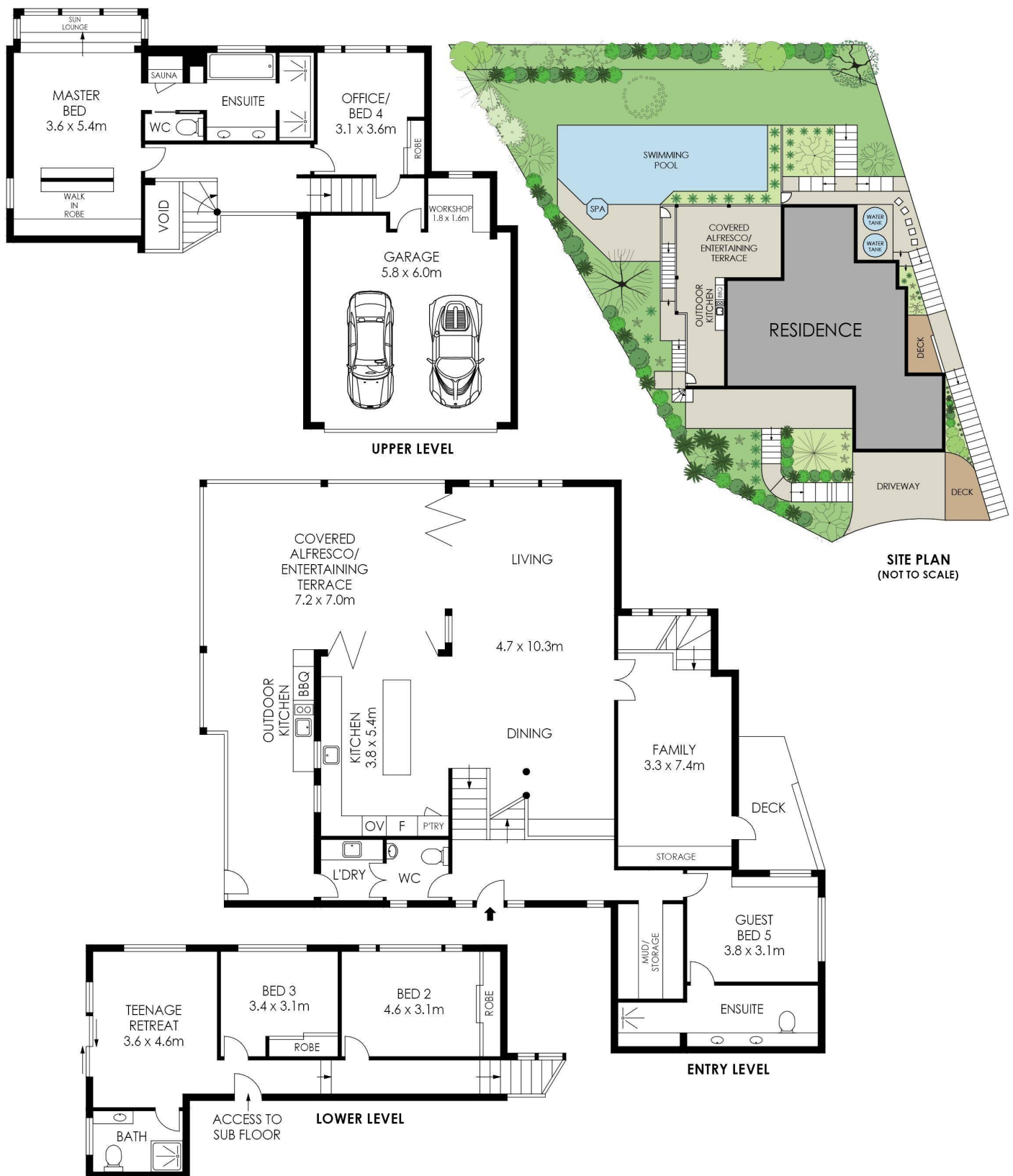
Peter Robinson 0401 219 077
Principal “ Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au
Rebecca Hammond 0488 004 052
Licensed Real Estate Agent | rebecca.hammond@ljhooker.com.au

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



Disclaimer: 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 Avalon Beach
(02) 9973 2999



APPROX. INTERNAL AREA = 295 m²
 APPROX. EXTERNAL AREA = 61 m²
 TOTAL = 356 m²
 LAND SIZE = 828.3 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



76 Hilltop Road , Avalon Beach

LJ Hooker

LJ Hooker

LJ Hooker Avalon Beach
 (02) 9973 2999

Disclaimer: 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.