







30 Loquat Valley Road, Bayview

Private Oasis & Approved Attached Secondary Dwelling

Privately positioned in a peaceful reserve setting, this beautifully appointed family residence offers a rare combination of space, versatility and connection to nature. Designed around effortless indoor-outdoor living, the expansive interiors extend seamlessly to timber decks spanning the full width of the home, creating a series of inviting spaces to entertain, relax and enjoy the tranquil leafy outlook.

Beyond its impressive proportions, it is the home's remarkable flexibility that truly sets it apart. Offering council-approved dual living across two beautifully appointed levels, the versatile floorplan caters effortlessly to modern family life, providing the ideal solution for multigenerational living, independent adult children, guest accommodation, a private work-from-home retreat or additional income (appraised at $750 per week).

The main residence is centred around generous light-filled living spaces, where an exposed brick feature wall adds warmth and character. The contemporary Caesarstone kitchen with large breakfast bar, connects seamlessly with the adjoining family room and casual dining area, creating a relaxed hub for everyday living. Wide glass doors open to the covered entertaining deck, allowing the

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FOR SALE
Guide $2.1m - Privacy & Secondary Dwelling

VIEW
Sat 28th Nov @ 1:00PM - 1:30PM

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peaceful reserve setting to become part of the home's daily rhythm.

The upper level features a private master retreat with direct deck access, walk-in robe and stylish ensuite, complemented by two additional bedrooms with built-in robes and a beautifully renovated family bathroom showcasing a freestanding bath and separate shower.

Designed as a fully independent living space, the lower level provides exceptional versatility with its own private entrance, full kitchen, open-plan living and dining, generous accommodation, bathroom with freestanding bath and separate shower, and a large entertaining deck overlooking your own piece of nature. Offering privacy and separation when required, it provides an outstanding opportunity for families seeking flexibility without compromise.

Surrounded by established, low-maintenance gardens the home offers a selection of outdoor spaces designed for relaxed family living - from the private front terrace and covered entertaining area to the rear grounds and storage areas.

Additional features include:
- Polished timber floors
- Hardwood external stairs
- Ducted reverse cycle air-conditioning
- 12kw solar system with 28 panels
- Separate laundry
- Double carport and additional off-street parking
- Under house ventilation fans
- Various trees including papaya, dragon fruit, passionfruit, grape vine, lemon, mango, avocado, fig, hybrid apple, pear and cherry trees

Peacefully located within easy reach of Pittwater foreshore walks, local cafés, bus transport, reserve trails and playgrounds, this exceptional home delivers the perfect balance of privacy, versatility and relaxed coastal living.

Council Rates $614.28 approx per quarter
Water Rates $216.53 approx per quarter

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MORE DETAILS

Property ID	2WVDF6K
Property Type	House
House Size	228 m2
Land Area	1126 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Fire Place
	Balcony
	Deck
	Built-in-Robes
	Solar Panels

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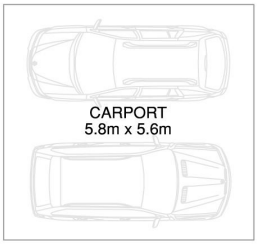
BAYVIEW

30 LOQUAT VALLEY ROAD

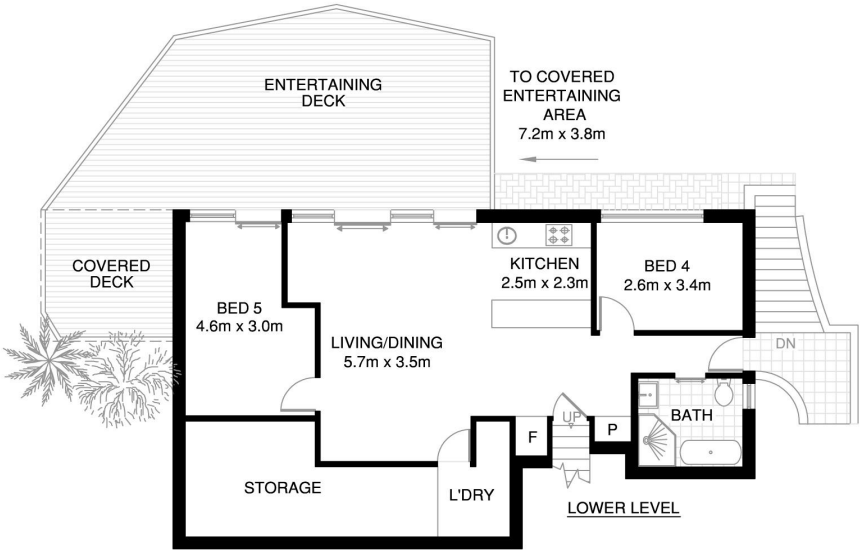
*INTERNAL FLOOR AREA APPROX 228m²



ENTRY LEVEL



AT FRONT



LOWER LEVEL



SITE PLAN

0 1 2 3 4 5 SCALE (METRES)

*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

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