



51 Kananook Avenue, Bayview

## Relaxed Modern Coastal Living with Dual Accommodation and Northerly Views

Sited perfectly above the street in a quiet, sought after cul-de-sac, this sun-filled Bayview residence embraces the essence of relaxed modern coastal living. Perfectly oriented to capture all-day northern light, it enjoys sweeping, never to be built out views across Pittwater from almost every room, a front row seat to the yacht filled spectacle below.

- Expansive 891sqm block with wide northerly frontage and panoramic Pittwater views
- The ultimate right-sizer for anyone shifting into a less hectic lifestyle but still needs space to accommodate family and friends
- Elevated position ensuring natural light, privacy and coastal breezes all year round
- Full length bi-fold doors open to deep entertaining decks bathed in northern sun
- Modern kitchen with large island bench is the welcoming heart of the home
- Open plan living and dining with vaulted ceilings flowing effortlessly to the outdoors
- Two upper level bedrooms including master with a newly

3 3 4

### FOR SALE

The perfect 'right-sizer' - Spectacular Views

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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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.



- renovated ensuite and balcony access
- Self-contained one bedroom retreat on the lower level is ideal for guests, older parents or grown children needing their own space with a large bedroom, living room with kitchenette, bathroom and covered patio
- Home office or back up 4th bedroom
- Beautifully landscaped sandstone terraces create safe level lawns for children and pets
- Refurbished swimming pool with travertine surrounds nestled in low-maintenance flowering gardens
- Good size double garage with internal access plus ample visitor parking and turning room
- Enjoying its own micro climate in a natural sheltered amphitheater
- Pedestrian walkway at the end of the cul-de-sac provides quick easy access to Bayview's foreshore for walks, swimming, cafe's and transport to the city

Slip into a relaxed Bayview lifestyle where every day feels like a holiday. Wake to sunrises over Pittwater, entertain friends on sunlit decks, or unwind by the pool as the light shimmers on the water below. Combining privacy, flexibility and timeless coastal appeal, this immaculately present home is the perfect low maintenance right-sizer designed for easy living in one of Pittwater's most beautiful settings just minutes away from vibrant Mona Vale shopping center and our beautiful surf beaches.

#### Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale 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 DETAILS

Property ID	2WCKF6K
Property Type	House
Land Area	891 m2

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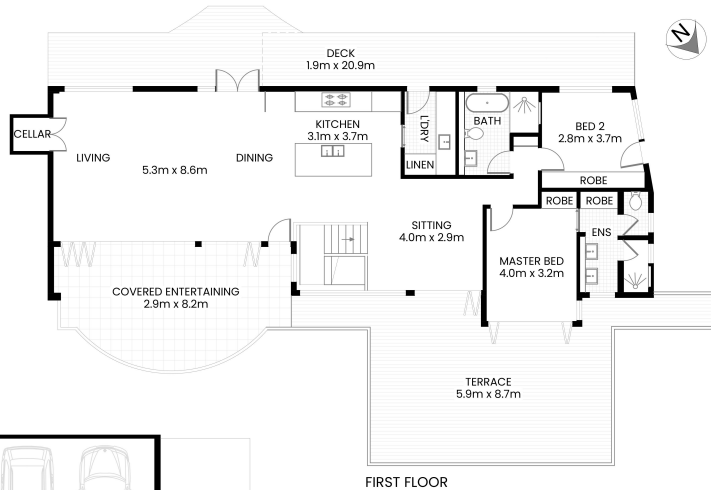
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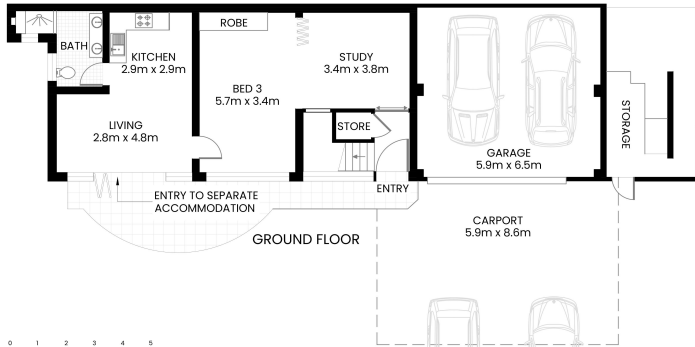




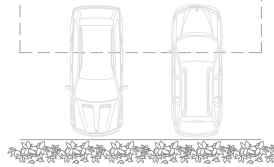
SITE PLAN



FIRST FLOOR



GROUND FLOOR



Bayview  
51 Kananook Avenue

INTERNAL AREA 211m<sup>2</sup> APPROX.  
EXTERNAL AREA 140m<sup>2</sup> APPROX.  
GARAGE, CARPORT & STORAGE AREA 102m<sup>2</sup> APPROX.

TOTAL AREA 453m<sup>2</sup> APPROX.



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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