



6 Vista Avenue, Bayview

## Idyllic Bayview Cottage; Prized Cul-de-sac Setting

Nestled in one of Bayview's most tightly held cul-de-sacs, this picture-perfect cottage is less than a five-minute stroll from Rowland Reserve and Pittwater's shoreline. A level cul-de-sac is a rare find in this part of Bayview, so it's no wonder the home has been held by one family for nearly six decades. Set with a sunny rear-north aspect, the cottage and its magical gardens have been beautifully maintained, yet offer a grand opportunity for creative buyers to unlock its full potential. The home is a classic-simple, uncomplicated and immaculately kept, with the good bones and fine detailing of its era: high corniced ceilings, mullioned windows and a charming front verandah. Out back, a shady deck extends from the main living area, elevated above sandstone terraces and stately frangipani trees on a sun-dappled 777sqm parcel.

- Pure romance; idyllic cottage is ready for a dazzling next act
- Tightly-held cul-de-sac setting + a perfect rear-north aspect
- Good bones and well-presented; ready to move straight in
- Modern granite topped kitchen and two pristine bathrooms
- Main living area and kitchen open to expansive covered deck
- Two bedrooms with built-ins, including primary with ensuite
- Beautiful, established gardens in the front and rear of the home
- Superb potential to capitalise on a sensational Bayview setting

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

LJ Hooker

- Short walk to Golf Club, Flying Fox Park and Rowland Reserve

**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	WRSF58
Property Type	House
Land Area	777 m2

**Thomas Mackay 0429 236 879**

Director | Licensee in Charge | [tom.mackay@ljhavalon.com.au](mailto:tom.mackay@ljhavalon.com.au)

**Tina Friend 0499 154 655**

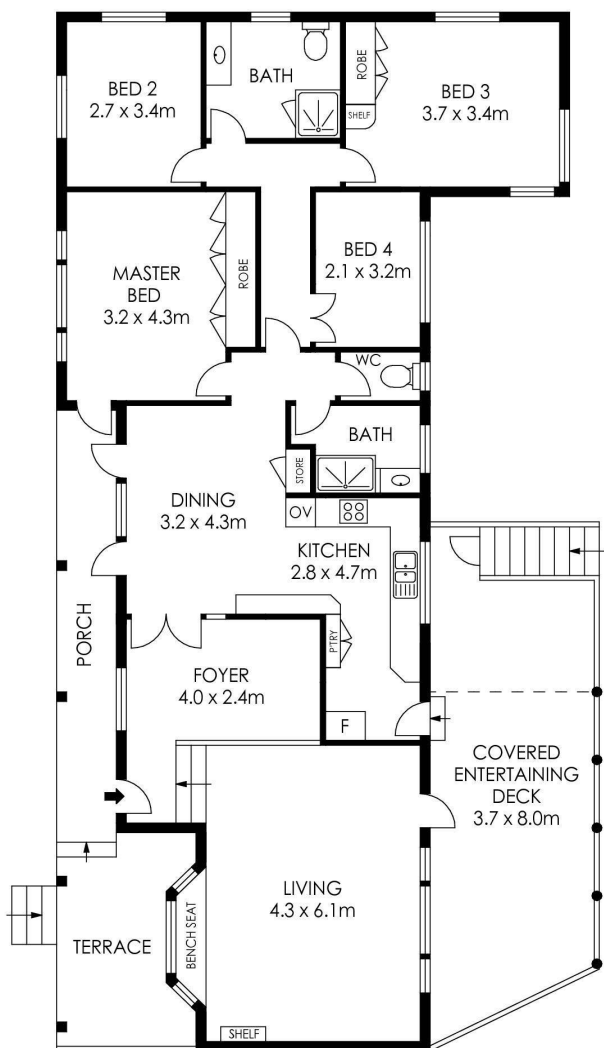
Sales Associate | [tina.friend@ljhavalon.com.au](mailto:tina.friend@ljhavalon.com.au)

**LJ Hooker Avalon Beach (02) 9973 2999**

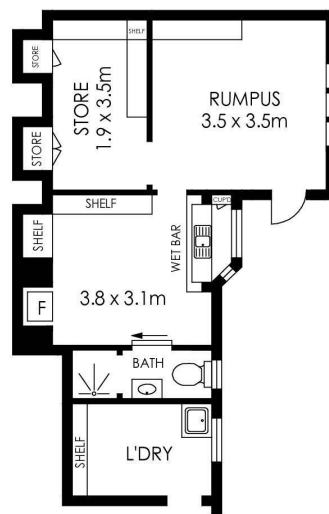
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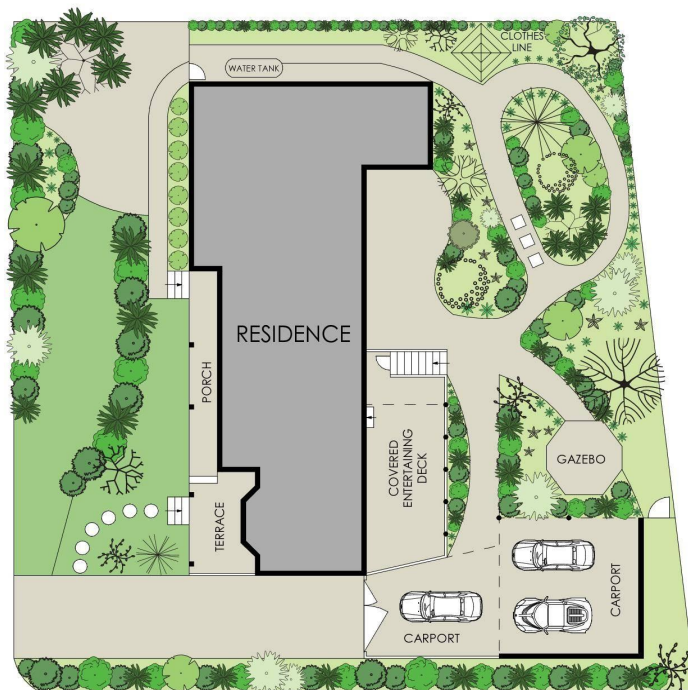




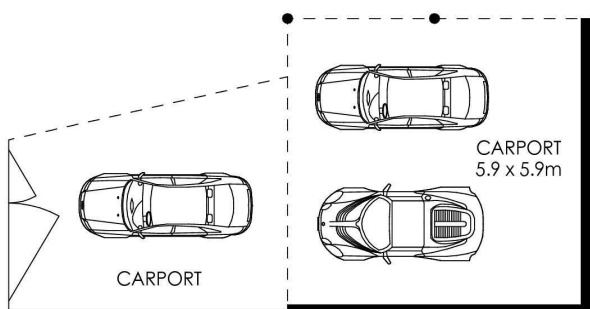
**ENTRY LEVEL**



**LOWER LEVEL**



**SITE PLAN**  
(NOT TO SCALE)



APPROX. INTERNAL AREA = 178 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 51 m<sup>2</sup>  
 TOTAL = 229 m<sup>2</sup>  
 LAND SIZE = 777.8 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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