



71 Alexandra Crescent, Bayview

## A Rare and Remarkable Pittwater Offering

A truly rare offering, this exceptional property delivers an extraordinary combination of scale, versatility and breathtaking views, providing a lifestyle opportunity seldom found in one residence. Revelling in breathtaking panoramas across yacht studded Pittwater to Lion Island. This is more than a residence, it's a lifestyle destination. Designed for versatility and tailored for today's discerning buyer, the property comprises:

<> A striking multi-storey main residence with pool, designed to maximise the stunning outlook, with water views from living areas and bedrooms alike

<> An oversized, council-approved 1-bedroom apartment, ideal for multigenerational living or a high-yield home-plus-income opportunity

<> Massive 4 - 6 car garage, providing an unprecedented space for vehicles, trailers, campers and storage

Enjoy uninterrupted sunlight and expansive water views, a coveted northerly aspect and a lifestyle defined by space, light and serenity that will surpass all your accomodation wishes.

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

Auction - 14th March

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

Ryan Petrie  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000



What you'll love..

- A charming mid-century aesthetic runs throughout, highlighted by walls of glass and a unique porthole window - an elegant, nautical reference that perfectly complements the Pittwater setting
- Versatile floorplan perfect for extended families or savvy investors seeking a live-in base with a separate income stream
- Master suite with balcony, walk-in robe, ensuite and retreat
- Guest bedroom has ensuite and balcony to take in the gorgeous yacht-filled outlook
- Separate lower level bedroom has a wet-bar and ensuite, ideal teenager domain
- Main living level flows out to the central covered entertaining deck, essentially becoming an expansive outdoor room perfect for relaxing or socialising with family and friends
- Large living and dining room adjacent to the kitchen is warmed by the feature fireplace and flooded with sunlight
- Impressive displays of sandstone and travertine soften the home within its surrounding natural landscape
- 7000L & 15000L water tanks with pumps provide water to the house, 6 kw solar system
- 1200 sqm of prime North East facing land
- Separate council approved apartment with open plan living, modern gas kitchen and travertine bathroom, laundry and spacious bedroom all opening onto a magnificent full length sun balcony and the magnificent views of Pittwater
- The best of Bayview is easily on hand with a pathway across the street direct to Pittwater Road, bus services, St Luke's Grammar Bayview, Bayview Dog Park and Rowland Reserve Boat Ramp within walking distance and Pittwater High School and multiple marinas nearby.

Set in a quiet, prestigious enclave close to pristine reserves, boating facilities and the vibrant Mona Vale village, this home captures the essence of Northern Beaches living - peaceful yet connected, private yet sociable. Whether you're seeking a spectacular family residence with room for everyone, or a lifestyle investment with incomparable views and flexible income potential, 71 Alexandra Crescent stands as a striking declaration of quality, position and opportunity.

**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	2WKAF6K
Property Type	House
Land Area	1205 m2

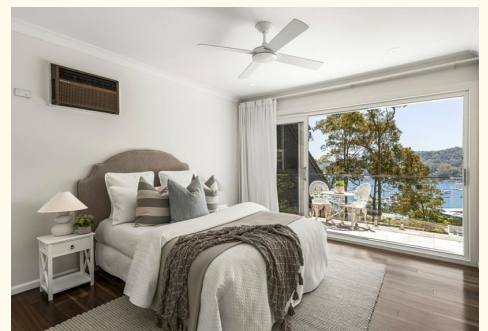
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The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other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