



Bayview, 9 Roches Avenue

Blissful Coastal Living in Dress Circle Location

Making a welcoming first impression with its picture-perfect facade, this quintessential Bayview home is often admired from the street, residing in a popular dress circle location taking in sweeping northerly views across Pittwater. Resting on a mostly level 696sqm block in one of the Northern Beaches most sought-after locations, this sunny coastal home is only seconds away from the foreshore's myriad of facilities, creating the perfect environment for modern family living and entertaining.

- * Beautifully proportioned interiors celebrate its classic charm, enhanced by quality renovations of understated luxury and immaculate presentation throughout
- * Lovely and cool in summer and warm in winter the interiors offer effortless connection from the sun-soaked entertainers' terrace through to the private pool at the rear
- * Open plan light filled living and dining area features timber lining boards, high ceilings with decorative cornices and a cosy gas fireplace
- * Modernly designed chefs' kitchen with large breakfast bar, shaker cabinetry and quality

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For Sale

Bayview Beauty - Auction

View

ljhooker.com.au/2VR8F6K

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European appliances

- * Top level is a dedicated parents retreat with a large master bedroom, ensuite with spa bath, his and her robes and the sitting room flowing onto a balcony with dreamy views of the water and the peninsula
- * Lower level provides for the perfect teenager or guest accommodation, with potential to be fully self-contained. A spacious double bedroom with ensuite sits off a rumpus room with access to the double garage
- * Down a hall from the main living spaces you will find two dedicated bedrooms and an office/5th bedroom serviced by a retro bathroom and WC in pristine condition
- * Beautifully curated low maintenance gardens full of spring colour and perfume, a small yard for pets and a glistening in-ground swimming pool with waterfall feature
- * Living so close to the water you will likely want a trailer boat, jet ski or kayak. The excellent off-street parking, double lock up garage and secure shed provide all the space you will require to enjoy an active coastal lifestyle
- * Desirable high side of street position oozing appeal with an extra wide frontage, pretty beach house exteriors and level access
- * Just 200m away from Bayview's famous foreshore boardwalk, Rowland Reserve dog park, marinas, cafes, tennis courts, boat ramps, and public transport and only a 3 minute drive to Mona Vale's vibrant shopping village, offering major grocery stores, specialty shops, cafes, and restaurants

All in all, 9 Roches Avenue is one of the most appealing, functional and heartwarming homes you'll find anywhere on the Northern Beaches. Be prepared to fall in love.

Disclaimer:

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More About this Property

Property ID	2VR8F6K
Property Type	House
Land Area	696 m ²

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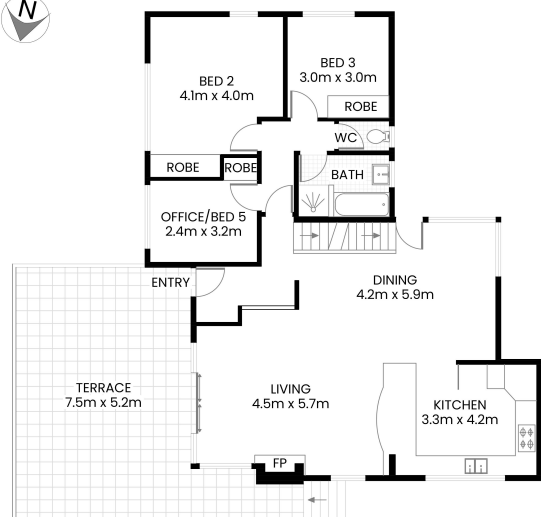
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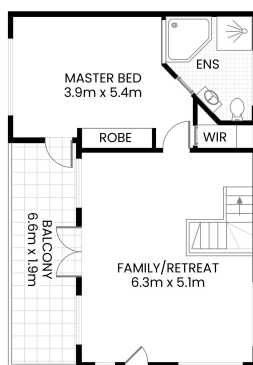


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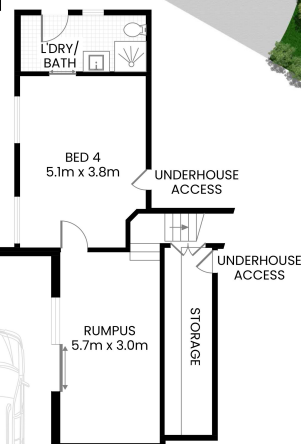
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ENTRY LEVEL



UPPER LEVEL



LOWER LEVEL



SITE PLAN

9 Roches Avenue Bayview

INTERNAL FLOOR AREA 286m² APPROX.
INCL. GARAGE

0 1 2 3 4 5 SCALE (METRES)



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 enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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