



9 Valley Close, Bayview

Turnkey Architectural Haven - Pittwater Views

Discover your own peaceful retreat, seamlessly nestled within the beautiful flora and fauna of the Northern Beaches. This architect-designed, tri-level residence in popular Bayview has been masterfully crafted to harmonise with its pristine environment and the gentle sounds of native birdsong.

North-east facing and defined by a striking use of open space, expansive glass with steel and timber construction. Elevated to capture glimpses across Pittwater and to the ocean beyond, this cleverly designed home offers absolute privacy, serenity, and a spacious contemporary layout. The property showcases incredible architectural lines and sweeping curves, creating effortless interaction between floors, and framing a picturesque outlook from almost every room.

- **Architectural Grandeur:** A modern masterpiece featuring immersive split levels, soaring ceilings, an arched roofline, and strategically placed glass and skylights that create ever-changing light patterns
- **Open-Plan Living:** Expansive split-level living and dining zones anchored by an epicurean kitchen, offering seamless transition to the terraces for effortless indoor/outdoor entertaining

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

Architectural Haven | Pittwater Views

VIEW

Sat 31st Oct @ 12:15PM - 12:45PM

AGENTS

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AGENCY

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- **Gourmet Kitchen:** Ideal for the avid home chef, showcasing exquisite Carrara marble benches and splashbacks, premium Siemens appliances (including steam oven, combination oven/microwave, and warming drawer), an induction cooktop, and bespoke cabinetry
- **Lower-Level Flexibility:** Comprises a guest bedroom with a large mirrored built-in robe and a separate powder room, alongside a vast second flexible bedroom featuring a private terrace and abundant storage space
- **Luxury Bathrooms:** A beautifully appointed family bathroom complete with a stand-alone bath, large shower, premium vanity, and elegant stone tiling
- **Parents' Retreat:** The entire upper level is dedicated to a private sanctuary, offering a spacious lounge with mesmerising leafy Pittwater views to the horizon, and a separate master suite with a stylish, prestige ensuite
- **Premium Finishes:** Beautiful timber flooring throughout, a designer laundry with outdoor access, extensive storage options, dual-zone Daikin air conditioning, and a Bosch security system
- **Outdoor Oasis:** A secluded backyard deck featuring a private spa, perfect for relaxing and unwinding in total tranquillity.
- **Parking & Storage:** Level access to a sizeable, secure double garage with automatic doors and additional storage
- **Location Lifestyle:** An easy walk to the shores of Pittwater for water sports, the scenic Bayview coastal walkway, local schools, public transport, marinas and a choice of cafes and restaurants

Set within a secluded, natural haven, this outstanding residence enjoys the very best of the Bayview lifestyle - all while being just a short drive from Mona Vale's boutique shopping village and some of Sydney's most renowned 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	2WYJF6K
Property Type	House
Land Area	693 m2
Including	Ensuite Study Outdoor Entertaining

Simone Novak 0418 601 599

Licensed Real Estate Agent | snovak@ljhmv.com.au

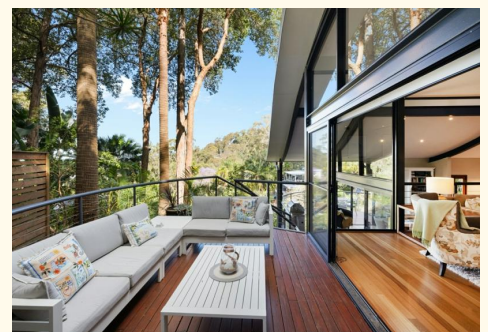
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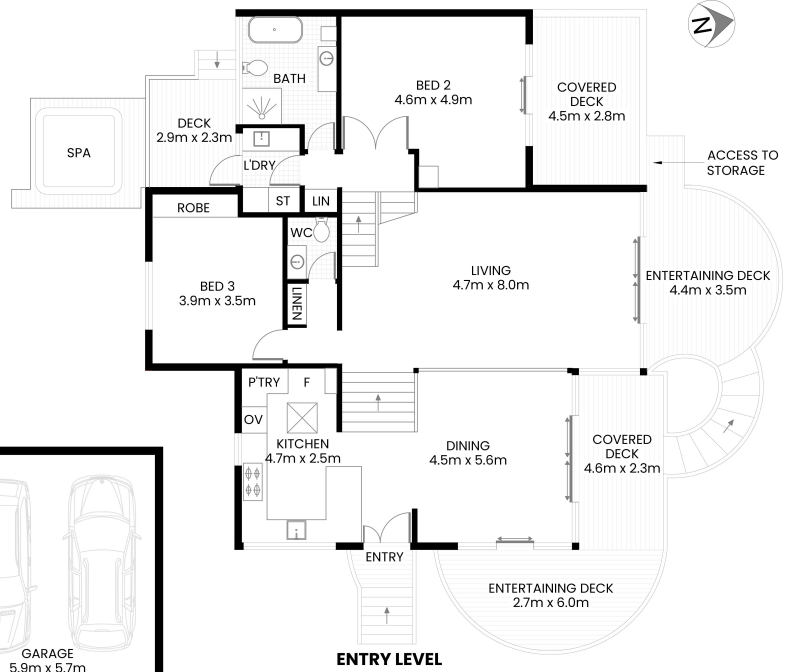
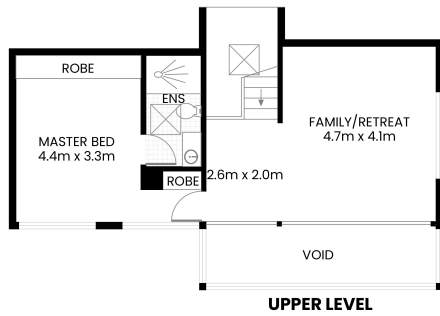
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Bayview 9 Valley Close

INTERNAL FLOOR AREA 188m² APPROX.
DECK AREA 58m² APPROX.
GARAGE AREA 34m² APPROX.

TOTAL AREA 280m² APPROX.

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SCALE (METRES)

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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.

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