




13 Argyle Street, Bilgola Plateau

## The Family Home You've Been Waiting For - Views, Space and the Village at Your Door

From the moment you step inside, the view takes over - sweeping across Pittwater and the unspoiled wilderness of Ku-ring-gai National Park as far as the eye can see. Architecturally designed with an open, functional floor plan, the home flows to a sun-drenched deck where that outlook becomes the backdrop to daily life. A one-minute level walk to Bilgola shops, and close enough the kids can walk themselves to the much loved Bilgola Public School - the location is as practical as it is enviable.

Three of the four bedrooms sit on the main level, each spacious with built-ins, making single-level living entirely achievable. Downstairs works beautifully as a parent or children's retreat: a king-size bedroom alongside a generous living space with gas fireplace, opening to an outdoor dining area with built-in BBQ station. Beyond, landscaped gardens framed by mature hedging deliver complete privacy - a cabana, level lawn and lower deck rounding out a backyard where kids can genuinely roam.

Built to exacting standards and immaculately maintained, this is a

4  3  2 

### FOR SALE

Guide \$2.85m

### VIEW

Sat 16th May @ 12:30PM - 1:00PM

### AGENTS

Reade Havenstein  
0413 859 742  
rhavenstein@ljhnewport.com.au

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rhavenstein@ljhnewport.com.au

### AGENCY

LJ Hooker Newport  
(02) 9979 1111

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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home that's been loved - and it shows.

- Level entry, sunny northwest aspect
- Large open plan living and dining, polished timber floors
- Spacious contemporary kitchen with breakfast bar
- Sundrenched upper terrace with spectacular outlook
- Gas fireplace, ceiling fans, split system air conditioning in each bedroom
- Three double bedrooms with built-ins on entry level, main with ensuite
- Fourth bedroom downstairs, alongside second living space
- Large under-house storage, solar panels, rain water tank
- Multiple outdoor entertaining zones, built-in BBQ, landscaped gardens
- Off-street covered parking for two cars
- Level walk to Bilgola shops and Bilgola Public School

**Disclaimer:**

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

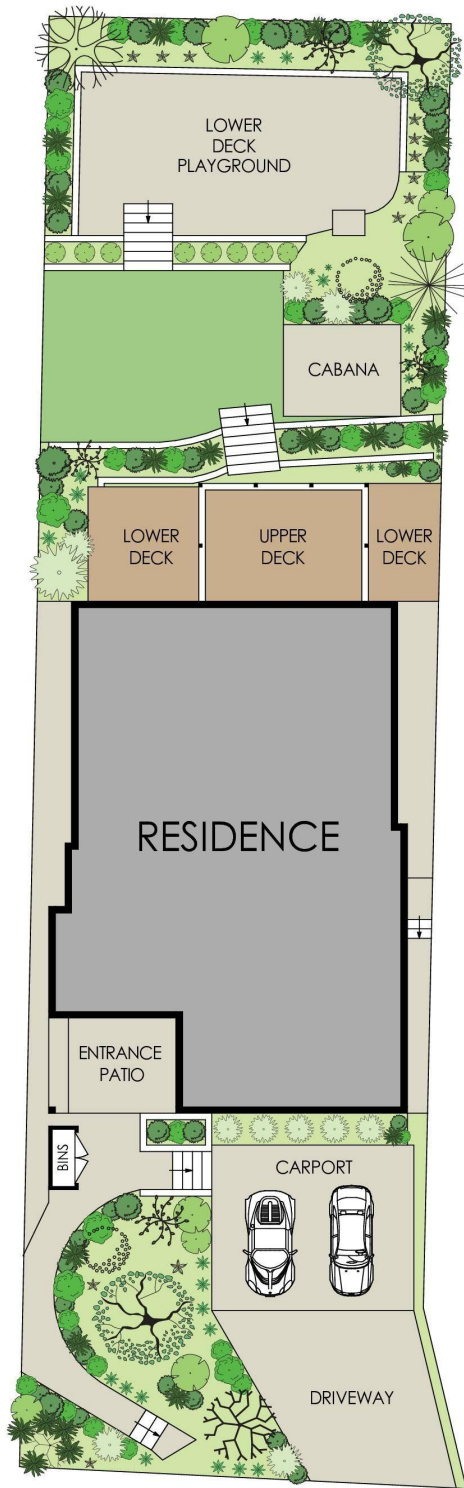
**MORE DETAILS**

Property ID	1B2RG5W
Property Type	House
Land Area	486.5 m2

**Reade Havenstein 0413 859 742**  
Sales Executive | rhavenstein@ljhnewport.com.au  
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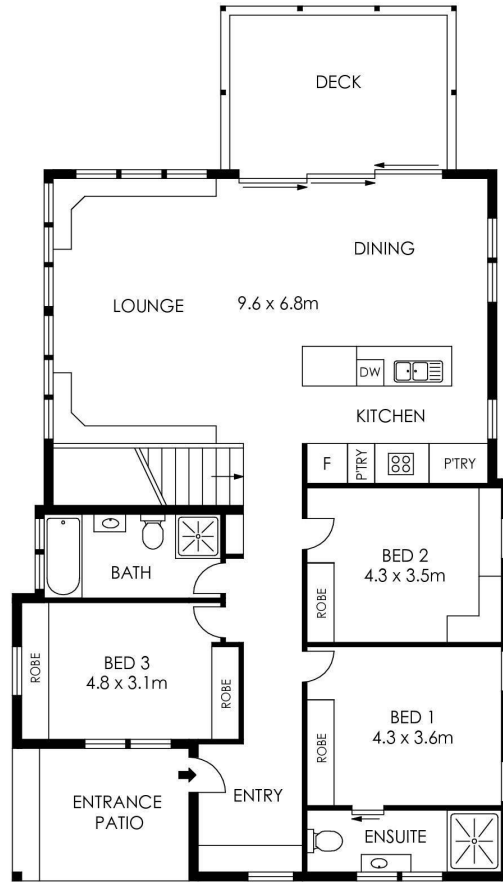




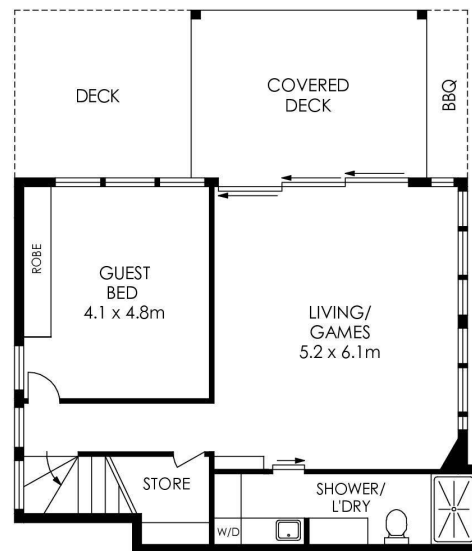
**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 252 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 49 m<sup>2</sup>  
 TOTAL = 301 m<sup>2</sup>  
 LAND SIZE = 486.5 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**GROUND FLOOR**



**LOWER GROUND FLOOR**



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