




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 \$2.975m

VIEW
By Appointment

AGENTS
Angus Abrahams
0488 007 236
angus.abrahams@ljhavalon.com.au

Jonathan Gosselin
0488 011 870
jono.gosselin@ljhavalon.com.au

AGENCY
LJ Hooker Avalon Beach
(02) 9973 2999

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.

 **LJ Hooker**

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 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	X0JF58
Property Type	House
Land Area	486.5 m2

Angus Abrahams 0488 007 236

Licensed Real Estate Agent | angus.abrahams@ljhavalon.com.au

Jonathan Gosselin 0488 011 870

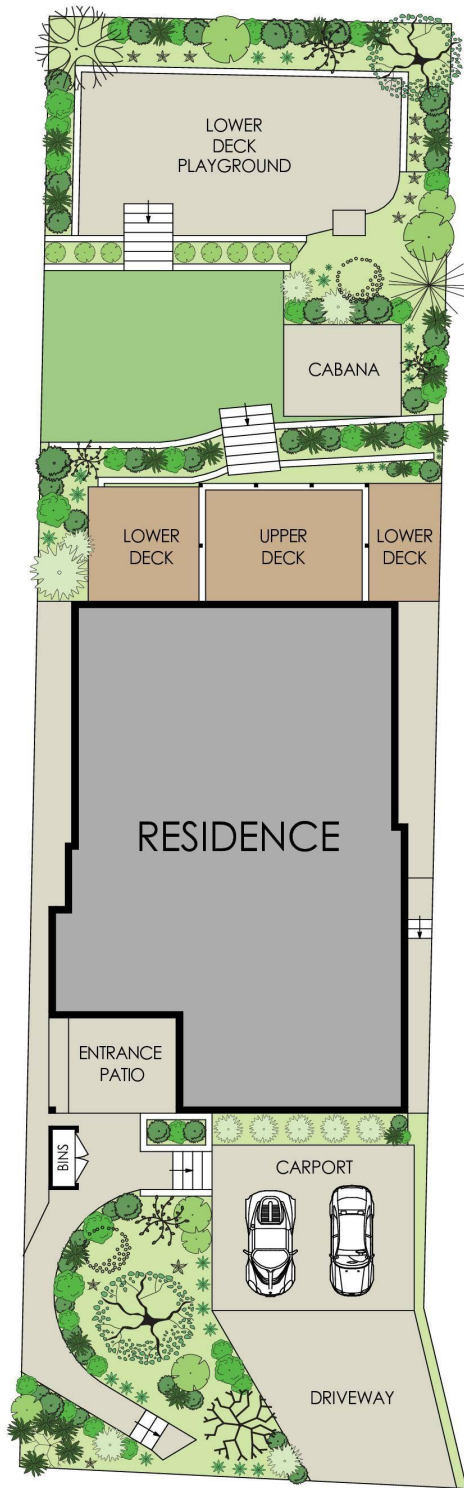
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LJ Hooker Avalon Beach (02) 9973 2999

64 Old Barrenjoey Road, AVALON BEACH NSW 2107

avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au

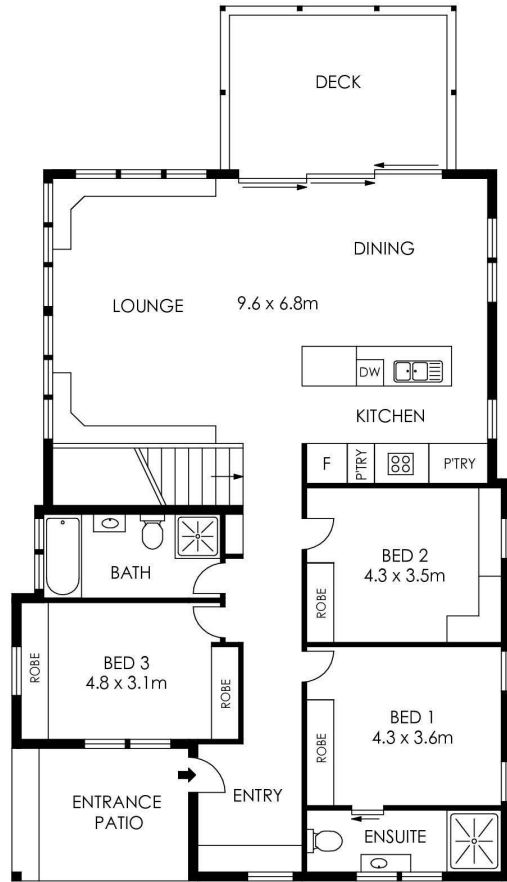




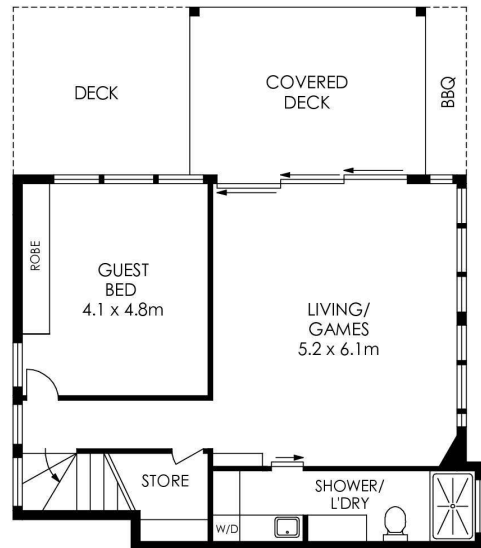
SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA = 252 m²
 APPROX. EXTERNAL AREA = 49 m²
 TOTAL = 301 m²
 LAND SIZE = 486.5 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



GROUND FLOOR



LOWER GROUND FLOOR



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