



28 Birubi Crescent, Bilgola Plateau

Family Entertainer Delivers an Effortless Pittwater Lifestyle

Set against an iconic Pittwater backdrop, this family entertainer creates the undeniable impression of year-round summertime and effortless livability. Designed for comfort and privacy with a flexible tri-level layout, there's a clear sense of unity and flow throughout the home, providing a dazzling connection to the level lawns, 12m infinity pool and sweeping water views. Beautifully renovated, the well-considered floorplan features an open plan design atop polished hardwood floors and framed by double-glazed stacker doors to the decks; the deluxe kitchen is finished with thick stone benchtops, premium-quality appliances and adjacent butler's pantry. Expansive decks on each floor seem to merge indoors and out, this is a home that fully encompasses the Pittwater lifestyle.

Accommodation is equally impressive with a full-floor teen retreat or guest suite at pool level, matched by four bright double bedrooms upstairs; bedrooms all include custom-designed wardrobes while three, including the primary suite, open to the upper level deck and the phenomenal Pittwater views. Additional highlights include reverse-cycle air, multiple skylights, vast storage space under the double garage. Set in a peaceful and tightly-held pocket, this home is close proximity to Bilgola Plateau Primary School and local shops, while

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FOR SALE

Auction Guide \$3.3m

VIEW

Sat 13th Jun @ 1:15PM - 1:45PM

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

both Avalon and Newport are moments from the door.

Features Include:

- Stunning Pittwater views from virtually every room in the home
- Fully renovated interiors designed with premium quality finishes
- Flexible open plan layout blanketed by polished hardwood floors
- Decks on all three levels, lush green lawns and 12m heated pool
- Double-glazed stacker doors and bifolds merge interiors with decks
- Exceptionally well-designed kitchen with adjacent butler's pantry
- Full-floor teen retreat or guest suite at the pool and garden level
- Primary bedroom features ensuite, walk-in robe, deck and views
- All bedrooms with built-ins and several open to deck
- Guest powder room, reverse-cycle air and skylights
- Double lock-up garage with huge dry storage space underneath

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Disclaimer:

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MORE DETAILS

Property ID 1B0VG5W
Property Type House
Land Area 835 m2
Including Ensuite
Air Conditioning
Pool
Balcony
Floorboards
Built-in-Robes
Remote Garage
Close to Schools
Close to Shops
Close to Transport
Pool
Water Views

Reade Havenstein 0413 859 742

Sales Executive | rhavenstein@ljhnewport.com.au

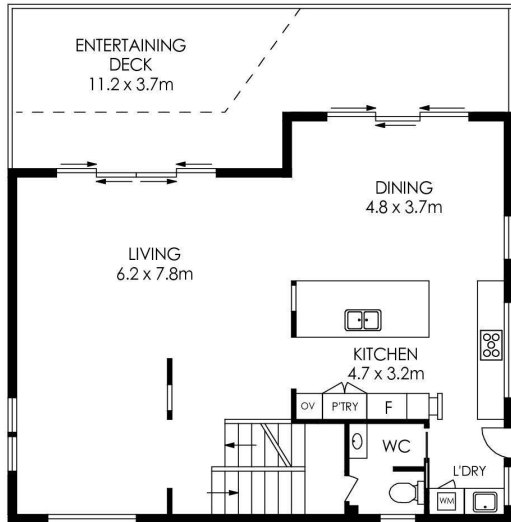
Jake McDonall 0402 740 085

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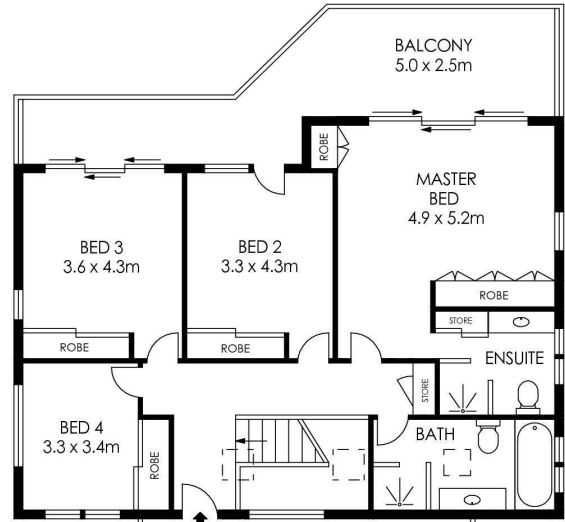
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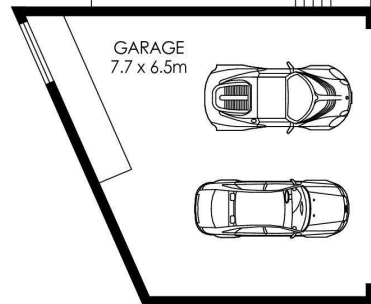




MIDDLE LEVEL



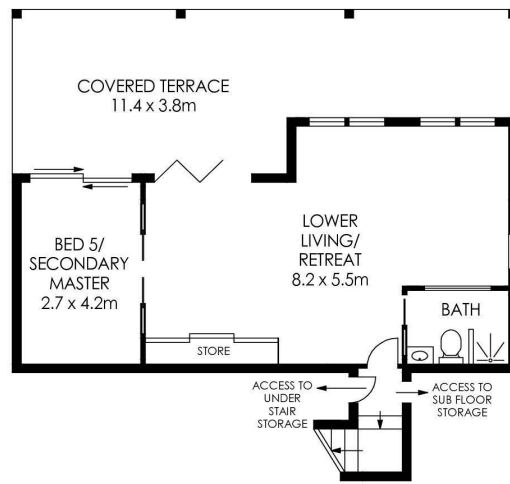
ENTRY DECK (7.4 x 4.5m)



ENTRY LEVEL



SITE PLAN (NOT TO SCALE)



LOWER LEVEL

APPROX. INTERNAL AREA = 247 m²
 APPROX. EXTERNAL AREA = 126 m²
 TOTAL = 373 m²
 LAND SIZE = 834.7 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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