



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**  
Contact Agent

**VIEW**  
Sat 18th Apr @ 2:15PM - 2:45PM

**AGENTS**  
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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**

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

Disclaimer:

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## MORE DETAILS

Property ID	1B0VG5W
Property Type	House
Land Area	835 m2
Including	Air Conditioning Balcony Built-in-Robes 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**

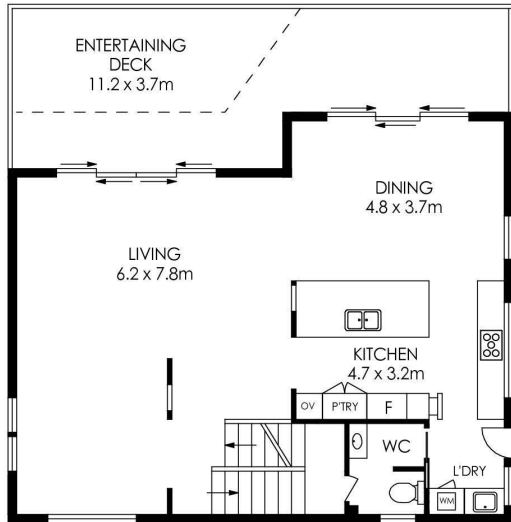
Sales Executive | jmcdonall@ljhnewport.com.au

**LJ Hooker Newport (02) 9979 1111**

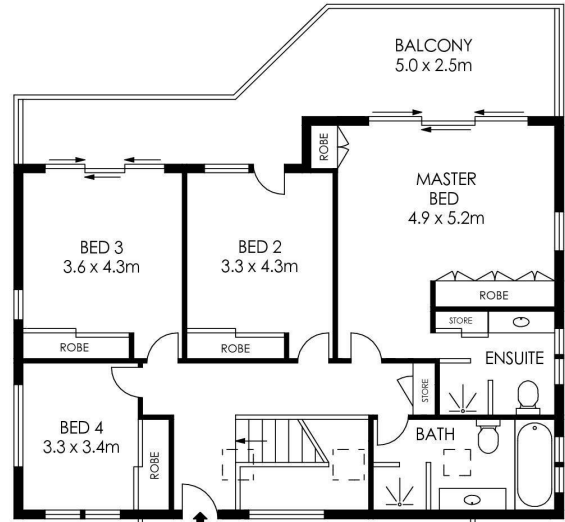
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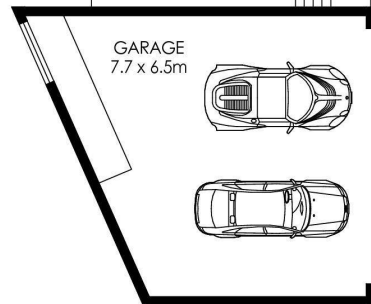




MIDDLE LEVEL



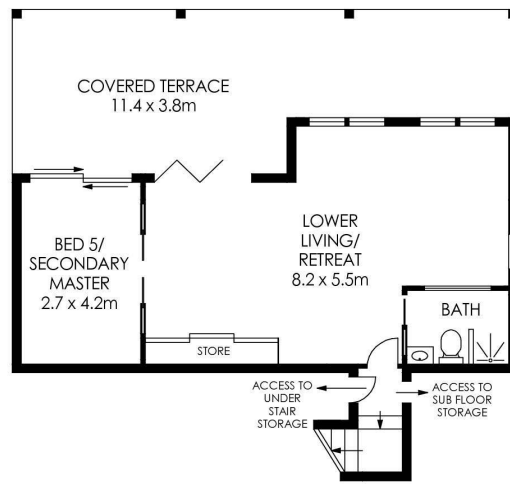
ENTRY DECK  
7.4 x 4.5m



ENTRY LEVEL



SITE PLAN  
(NOT TO SCALE)



LOWER LEVEL



APPROX. INTERNAL AREA = 247 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 126 m<sup>2</sup>  
 TOTAL = 373 m<sup>2</sup>  
 LAND SIZE = 834.7 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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