



3 Loombah Street, Bilgola Plateau

## Sunlit Pittwater Sanctuary with Sweeping Views and Effortless Coastal Living

Wake to water views, entertain on sunlit decks and enjoy a home designed for relaxed Northern Beaches living.

Perched above magical Pittwater and this impeccably presented dual level residence offers a serene coastal lifestyle just moments from Newport's waterfront. Cherished by its current owners for nearly 11 years, the home has been the backdrop to countless gatherings, sunlit mornings, and unforgettable sunsets. They now pass it on as they embrace a new adventure down the South Coast.

Maximising privacy and tranquillity without compromising convenience, the home enjoys an elevated position with direct, near level access from the oversized garage. The setting not only ensures seclusion but also showcases sweeping, uninterrupted views that are even more breathtaking in person.

Designed for effortless living and entertaining, the upper level features light-filled, open-plan interiors that flow seamlessly to a full length deck complete with a built in BBQ zone. The beautifully renovated

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### FOR SALE

Versatile | Panoramic Vistas | Extended Settlement

### VIEW

By Appointment

### AGENTS

Josephine Cowling  
0419 430 766  
jcowling@ljhmv.com.au

Luka Valkovic  
0432 609 312  
lvalkovic@ljhmv.com.au

### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

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 **LJ Hooker**

kitchen captures the outlook, turning daily rituals like morning coffee into a moment to savour. The lower level offers versatile accommodation for guests, teens, or a home office, complete with its own living area, deck, bathroom, and optional two bedrooms, perfect for flexible living arrangements.

Located within walking distance of Salt Pan Cove Reserve and just a few minutes drive or bike ride from Newport's cafes, beaches, and yacht clubs, this home offers the rare combination of privacy, lifestyle, and convenience. A nearby waterfront pathway provides easy access for kayaking or stand-up paddleboarding.

#### Features & Highlights:

- Elevated position with direct access from the oversized garage, combining convenience and privacy
- Sweeping Pittwater views framed by bushland and national park, more stunning in person than photographs
- Light filled, open plan living opening onto a full length entertaining deck
- Designer kitchen with premium finishes and water views
- Lower level offers potential as a self-contained retreat with living area, bathroom, and two bedrooms
- Enjoy time in the spa as you soak up nature and the vistas
- Oversized garage with room for a car, motorbikes, and storage
- Low-maintenance gardens, no lawn to maintain
- Walk to Salt Pan Cove Reserve or Prince Alfred Parade for water access
- Close to Newport's Royal Motor Yacht Club and Royal Prince Alfred Yacht Club
- Short drive to Bilgola, Avalon, and Newport beaches, shops, and cafes

This is a rare opportunity to secure a meticulously renovated, much loved home with magnificent views and a flexible layout in one of Pittwater's most coveted locations.

For inspection days and your convenience parking is available directly opposite the home on the driveway.

#### 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 2WCFF6K  
Property Type House  
Land Area 967.5 m2  
Including Air Conditioning  
Spa  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes

### Josephine Cowling 0419 430 766

Licensed Real Estate Agent & Auctioneer | [jcowling@ljhmv.com.au](mailto:jcowling@ljhmv.com.au)

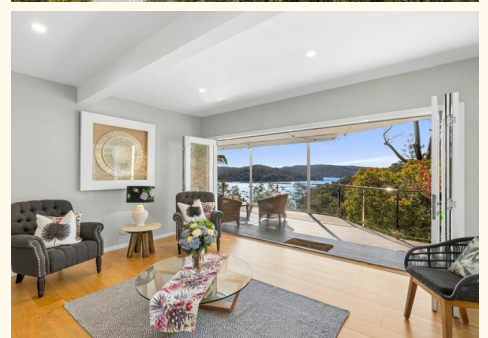
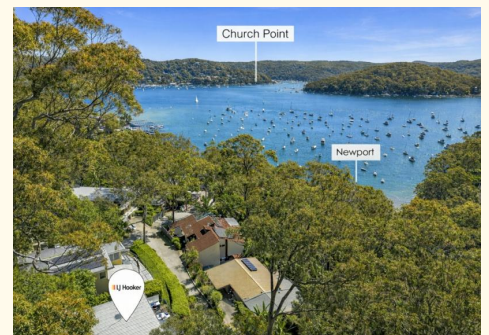
### Luka Valkovic 0432 609 312

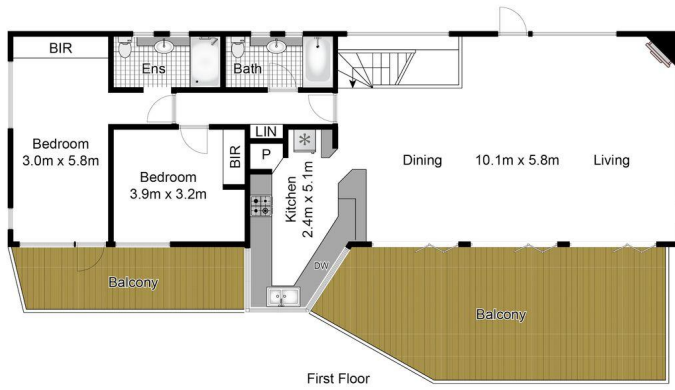
Licensed Real Estate Agent | [lvalkovic@ljhmv.com.au](mailto:lvalkovic@ljhmv.com.au)

### LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@ljhmv.com.au](mailto:monavale@ljhmv.com.au)





Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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