



## Bilgola Plateau, 47 Kanimbla Crescent

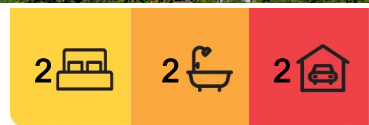
Polished and contemporary with just the right amount of space

It's everything you'd dream about once the kids have flown the coop; a superb entertainer with dramatic coastline views and just the right amount of space for you and weekend guests. Set high on the ridgeline on one of the Plateau's most private cul-de-sacs, this home is perfectly designed for downsizers or professional couples; it's also a fantastic weekender with its low-maintenance 714sqm parcel and the ease of a lock-and-leave lifestyle.

The dual-level layout is spacious and well-designed with clerestory windows capturing the sun as it travels across the sky; bifolding doors on both sides open to the outdoors and a series of decks, terraces and saltwater plunge pool. Anchoring the open plan living space is the streamlined kitchen with thick stone benches, Miele cooktop and custom-designed cabinetry - it's joined by a sheltered deck that's perfect for alfresco dining. The downstairs is ideal for guests, with an ensuite bedroom, separate lounge and deck, while the master



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**For Sale**  
Contact Agent

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**(02) 9973 2999**

suite resides on the main level and includes a generous walk-in robe.

Additional highlights include a guest powder room, gas fireplace, ample understair storage, air conditioning and a versatile studio space —it's an inspiring spot for a home office or artistic pursuits. Boasting ocean outlooks and vistas stretching right down to Manly, it's really all about right-sizing without having to give up an inch to quality, views or location.

- Contemporary design; open plan with several distinct living zones
- Bold architectural lines, clerestory windows flood interiors with light
- Panoramic views span across the headlands straight down to Manly
- Indoor/outdoor lifestyle; bifolds open interiors to decks and terraces
- Plunge pool plus garden and entry lighting with automatic sensors
- Open plan kitchen with thick stone benches, custom-designed joinery
- Main floor master suite w/walk-in robe plus guest suite on lower level
- Studio space ideal for artist/writer or home office; gas fireplace, A/C
- Lock-up garage + offstreet parking; cul-de-sac setting, 714sqm parcel

Disclaimer:

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## More About this Property

<b>Property ID</b>	W7ZF58
<b>Property Type</b>	House
<b>Land Area</b>	714 m2
<b>Including</b>	Air Conditioning Toilets (3) Built-in-Robes Area Views Close to Schools Close to Shops

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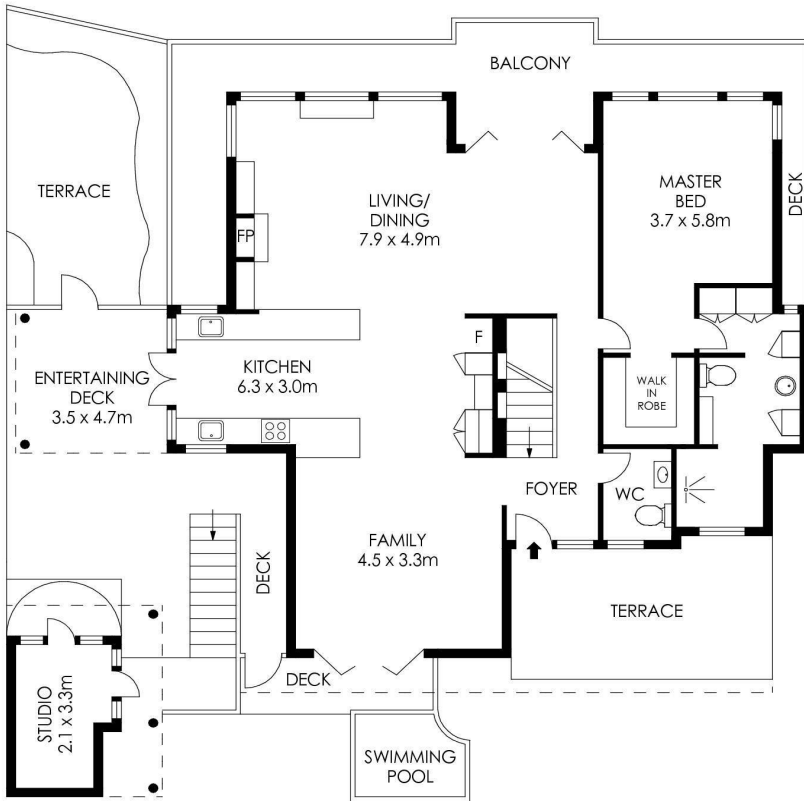
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

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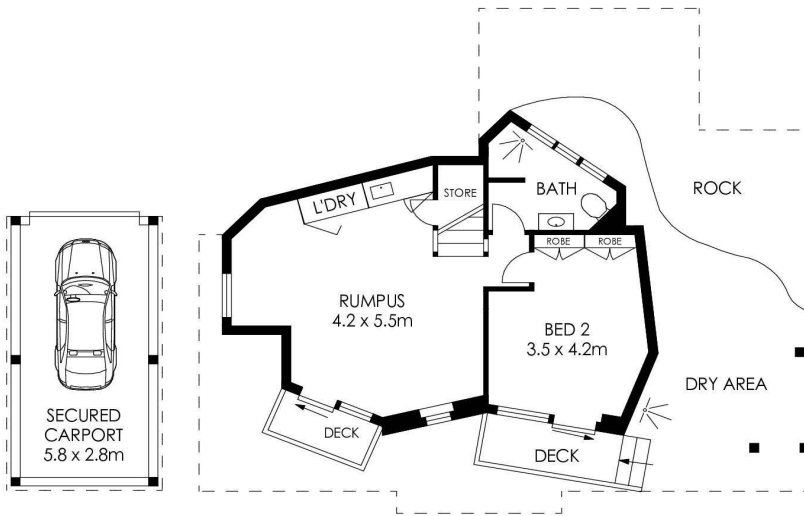


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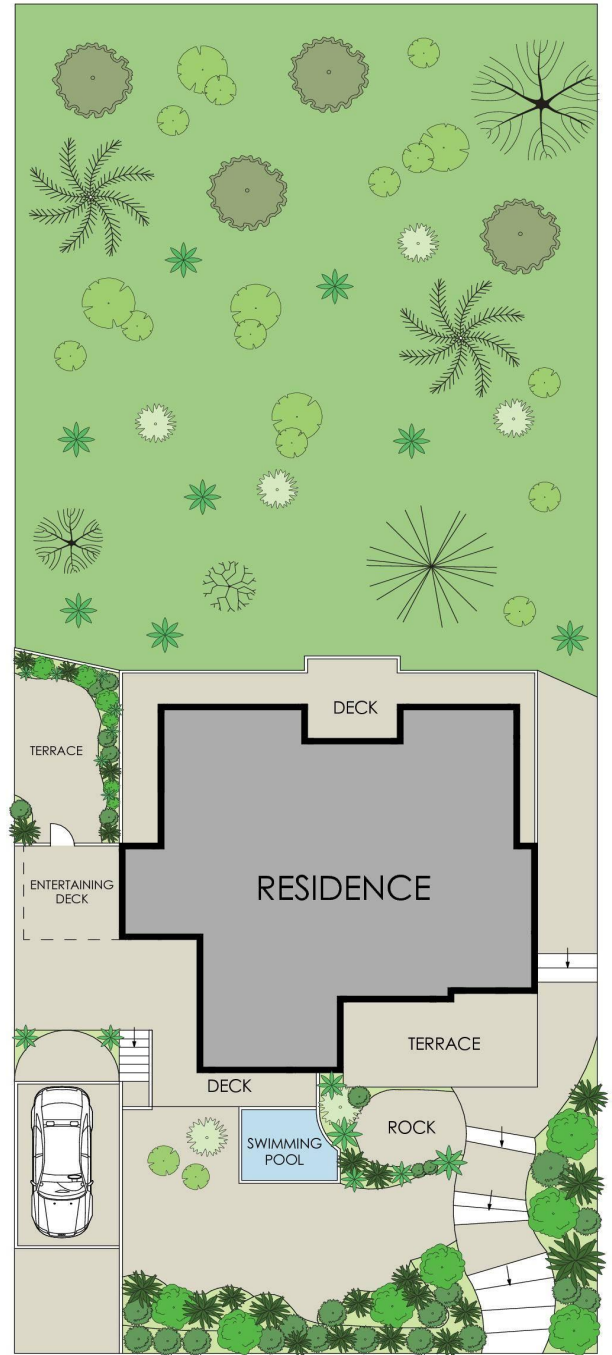
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**ENTRY LEVEL**



**LOWER LEVEL**



**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 172 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 112 m<sup>2</sup>  
 TOTAL = 284 m<sup>2</sup>  
 LAND SIZE = 714 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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