

## 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

2

2

2

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/W7ZF58](http://ljhooker.com.au/W7ZF58)

**Contact**  
**Thomas Mackay**  
0429 236 879  
[tom.mackay@ljhooker.com.au](mailto:tom.mackay@ljhooker.com.au)

**Tina Friend**  
0499 154 655  
[tina.friend@ljhavalon.com.au](mailto:tina.friend@ljhavalon.com.au)



**Disclaimer:** 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 Avalon Beach**  
(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:

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 About this Property

Property ID	W7ZF58
Property Type	House
Land Area	714 m <sup>2</sup>
Including	Air Conditioning Toilets (3) Built-in-Robes Area Views Close to Schools Close to Shops

**Thomas Mackay 0429 236 879**

Director | Licensee in Charge | tom.mackay@ljhooker.com.au

**Tina Friend 0499 154 655**

Sales Associate | tina.friend@ljhavalon.com.au

**LJ Hooker Avalon Beach (02) 9973 2999**

64 Old Barrenjoey Road, AVALON BEACH NSW 2107

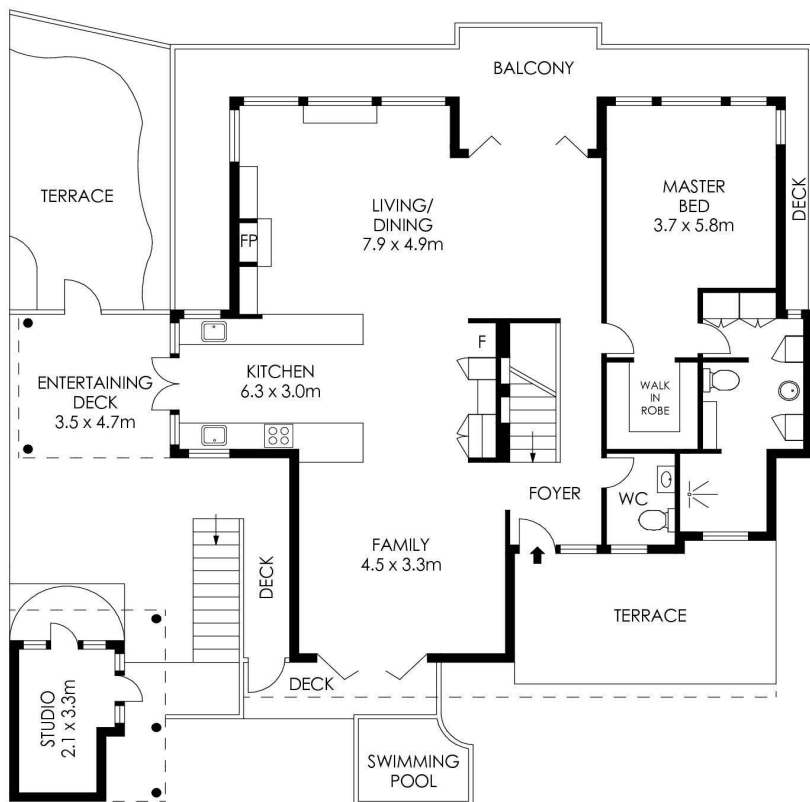
avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au



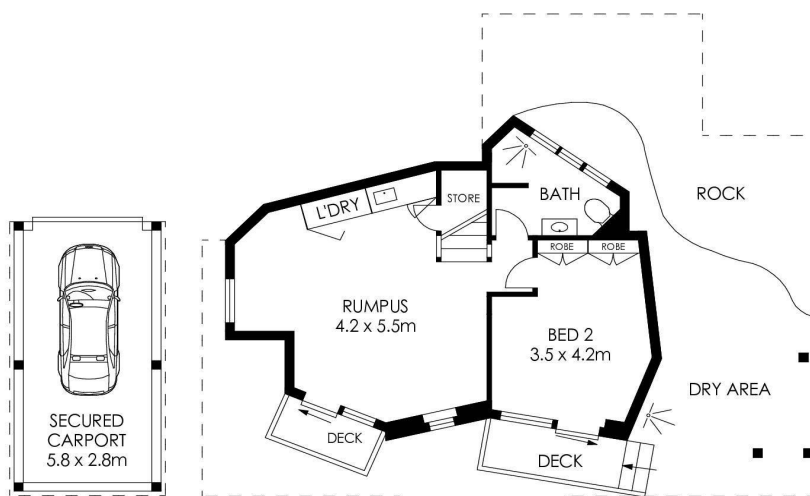
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Avalon Beach**  
**(02) 9973 2999**





**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.



**47 Kanimbla Crescent, Bilgola Plateau**

**LJ Hooker**

**LJ Hooker**

**LJ Hooker Avalon Beach**  
 (02) 9973 2999

**Disclaimer:** 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.