



108A McCarrs Creek Road, Church Point

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Unlock the Potential of Waterside Living - Architecturally Distinctive Home on Pittwater

FOR SALE
Guide \$2,750,000

AGENTS

Juliet Wills
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AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

Auction Location: 60 Parkland Road, Mona Vale

Positioned on the tranquil edge of Browns Bay and enveloped by native bushland, this extraordinary north-facing residence offers a rare opportunity to own a waterfront property. Designed to harmonise with its natural surroundings, this three-level home features bold architectural lines, expansive glass, and artistic angles that invite the outdoors in - flooding every space with natural light and uninterrupted views of the water, bush, and sky.

More than a home, this is a canvas of opportunity. Whether you're seeking a secluded retreat, a flexible family haven, or a place to explore future enhancements, the property's layout and setting offer endless potential for transformation.

Step outside and discover a lifestyle framed by nature and water. A private jetty gives direct access to Browns Bay's calm tidal waters -

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ideal for swimming, fishing, kayaking or simply unwinding by the shore. Elevated above the bay, a serene pool area sits among native trees and gardens, offering both privacy and panoramic views.

Inside, the home's split levels create distinct zones for living, entertaining, and retreat. The master suite, positioned on its own level, is a peaceful sanctuary complete with angled windows, an ensuite with double shower, and bushland views. Expansive living areas feature timber floors, floor-to-ceiling glass, a log fireplace, and seamless flow to generous entertaining decks.

Highlights:

- Architect-designed residence with scope to modernise or personalise
- Immersive bushland and water views from every level
- North-facing with natural light throughout
- Private jetty and tidal waterfront access
- Elevated swimming pool nestled in native gardens
- Master suite on its own level with ensuite and views
- Inclinator for ease of access across the multi-level block
- Workshop, storage, and utility areas
- Study & artist studio
- Fireplace, timber floors, skylights, bifold doors

Church Point:

- A vibrant community
- Local restaurants and cafes
- Waterside walks & nature trails
- Browns Bay: a natural playground for boating, fishing, kayaking & swimming

Close proximity:

- ring-gai Chase National Park, nature trails, and scenic lookouts
- 1 minute walk to 156 bush service which connects to the B-line
- 10 minute drive to Mona Vale shops.
- 50 minutes from the Sydney CBD
- Mona Vale shopping village and cafes just 10 minutes away
- Surrounded by some of Australia's most stunning waterways

A home that embraces both serenity and possibility, this unique residence is ready for a new chapter. Whether you choose to enhance, expand, or simply enjoy as is - this is waterside living with room to dream.

INSPECTION TIMES

Saturday 19 July - 12:30 -1pm

Saturday 26 July - 10:00 - 10:30am

Saturday 2 August - 2:00 -2:30pm

Saturday 9 August - 9:30-10 then Auction 11am held at 60 Parkland Road, Mona Vale.

Disclaimer:

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MORE DETAILS

Property ID	2VSDF6K
Property Type	House
House Size	249 m2
Land Area	893 m2
Including	Ensuite

Juliet Wills 0438 418 833

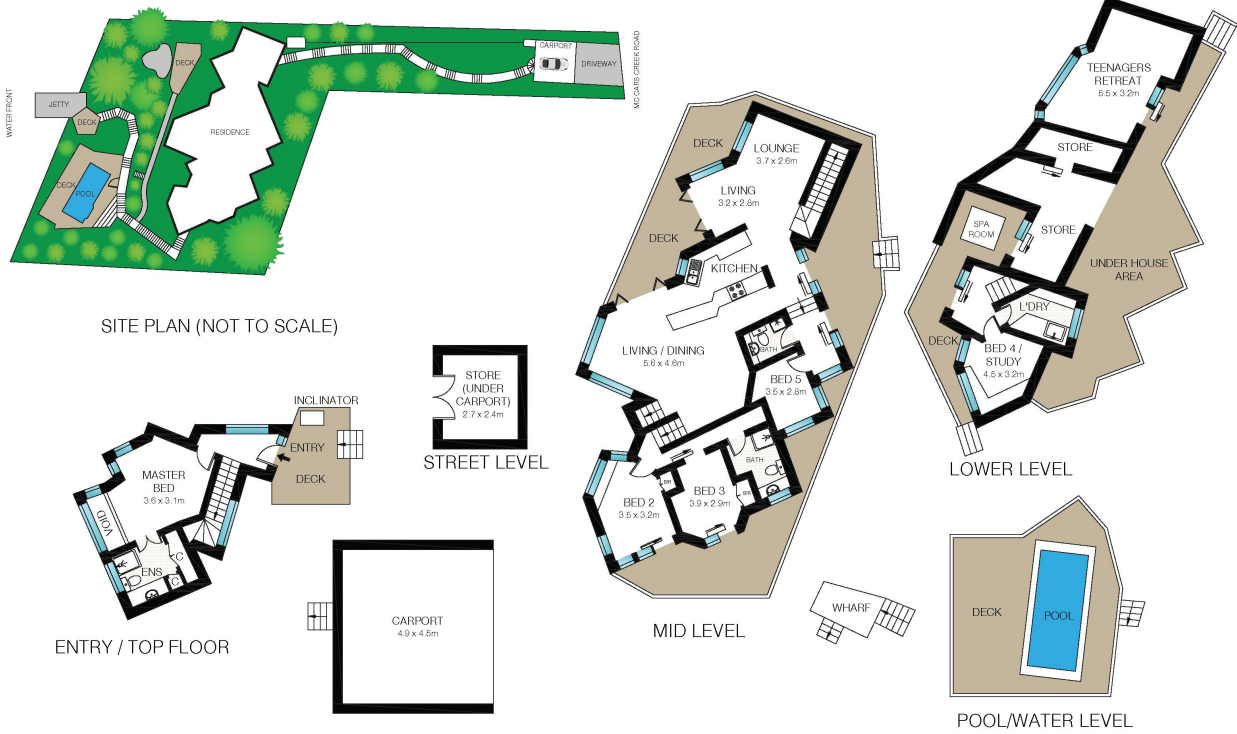
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INT: 133m²
 EXT: 95m²



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