



14 Baroona Road, Church Point

Lifestyle Perfection - Pittwater Prestige with Panoramic Water Views

Set on a magnificent one-acre parcel with a north east aspect, this beautifully renovated turnkey residence delivers an outstanding lifestyle of space, privacy, and flexibility, framed by tranquil rainforest surrounds with captivating and ever-changing Pittwater views.

Behind a gated entrance, the home makes a striking first impression with its bold charcoal and white facade and landscaped grounds. Designed for effortless liveability, the versatile floorplan caters to multigenerational living, guest accommodation and working from home convenience, with a private guest zone, flexible spaces, and separate access options.

Expansive glass, louvre windows, and seamless indoor/outdoor flow invite natural light, breezes, and mesmerising water vistas in. From the leisurely sailing activity to New Year's Eve fireworks, the outlook is dynamic and immersive, and enjoyed from the comfort of home.

The designer marble kitchen with European appliances, induction cooking and double oven connects beautifully to relaxed living and

5 4 4

FOR SALE

Guide \$4.5m - Turnkey Luxury Estate

VIEW

Wed 30th Sep @ 11:30AM - 12:00PM

AGENTS

Lachlan Elder
0418 224 180
lelder@ljhmv.com.au

Simone Novak
0418 601 599
snovak@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

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.



dining spaces. A separate formal lounge with cathedral ceilings, gas fireplace and terrace access offers a refined entertaining setting.

Outdoor living is exceptional, with an expansive north-facing terrace, pergola, outdoor kitchen, level lawns and a saltwater pool creating the perfect environment for family life and entertaining.

Accommodation is generous and thoughtfully zoned lending itself to blended or multi-generational living. The lower-level master retreat features water views, fireplace, courtyard access, a substantial walk-in robe and a luxurious ensuite with underfloor heating. A second upper-level suite enjoys its own balcony, ensuite, and walk-in robe, while additional bedrooms are well-appointed and supported by abundant storage throughout.

Additional features include Blackbutt timber flooring, ducted air conditioning, alarm system, underfloor heating to two bathrooms and extensive internal and under-house storage.

Garaging and utility are exceptional, with an oversized double garage plus a second double garage ideal for a car or bike collection, along with ample off-street parking and space for all waterfront lifestyle equipment.

With Pittwater, marinas, and local cafes at the end of the street, and potential for a granny flat (STCA), this is a rare and exceptional offering combining outlook, lifestyle, scale, and versatility in one of the area's most peaceful and picturesque settings.

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	2WR5F6K
Property Type	House
Land Area	4047 m2

Lachlan Elder 0418 224 180

Principal, Licensed Real Estate Agent | lelder@ljhmv.com.au

Simone Novak 0418 601 599

Licensed Real Estate Agent | snovak@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

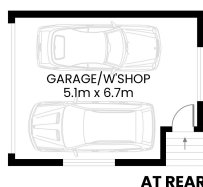
monavale.ljhooker.com.au | monavale@ljhmv.com.au



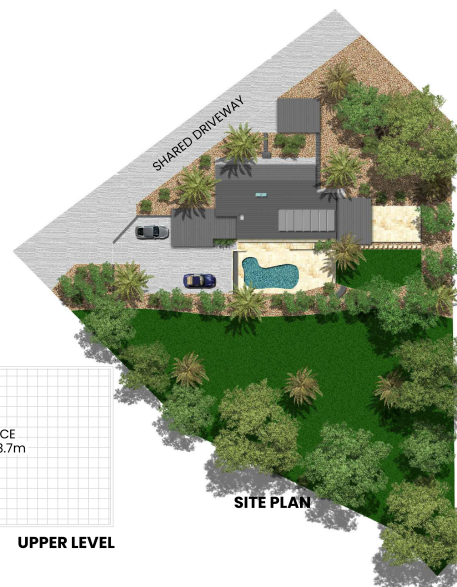
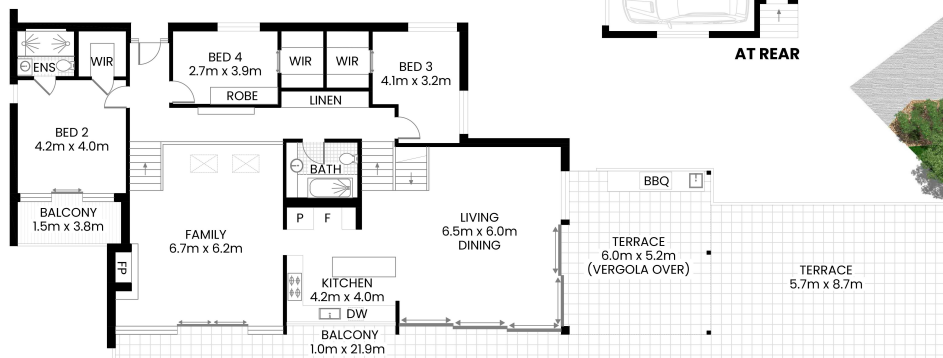


Church Point 14 Baroona Road

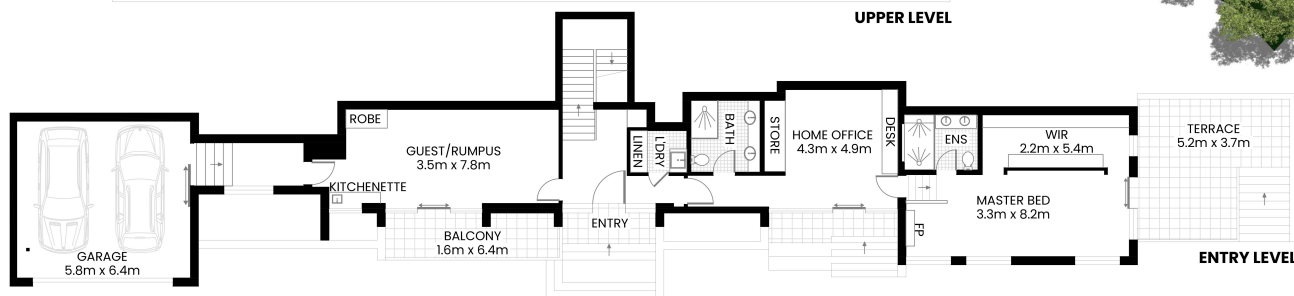
INTERNAL FLOOR AREA 317m² APPROX.
EXTERNAL AREA 151m² APPROX.
GARAGE AREA 70m² APPROX.
TOTAL AREA 538m² APPROX.



AT REAR



SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.