



## Church Point, 2137 Pittwater Road

Unparalleled North East Luxury Living on Pittwater's Foreshore

Auction Location: On-Site

This magnificent single level residence exudes timeless elegance and offers the perfect blend of form, function, and style. With expansive protected views of Pittwater and superior workmanship, this property is truly one of a kind.

Boasting an emphasis on ease of living, this home is perfect for all ages and features considered architecture that caters to modern needs. While generous in proportion it also offers a great alternative for those that want the convenience of a luxury apartment but don't want strata living.

Enjoy seamless entertaining with numerous living spaces that flow onto a north-east facing alfresco dining terrace, complete with motorised vergola. The near level 1,200sqm of low



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**For Sale**

N/E Aspect All Level and Big Views

**View**

[ljhooker.com.au/2VRZF6K](http://ljhooker.com.au/2VRZF6K)

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maintenance grounds which envelope the home with lush gardens and lawns, ensure peace and privacy and make access a breeze from multiple parking options.

From your front door you can be in or on the water in seconds or stroll along the foreshore path to a choice of cafes, marinas and transport - the lifestyle is unmatched. This is a rare offering on Sydney's coveted waterway of Pittwater and a must see for the discerning buyer.

- \* Sun drenched sitting room and terrace maximise the never-to-be-built-out views across Pittwater
- \* Outdoor terrace is equipped with motorised dual zone vergola and remote controlled drop-down privacy blinds for year-round entertaining
- \* Stone top kitchen with stainless steel appliances and breakfast bar
- \* Ducted reverse cycle air conditioning
- \* Master bedroom with private courtyard, spacious WIR and ensuite
- \* Generous bedrooms all with built-in wardrobes
- \* Underfloor heating in kitchen, bathroom and master ensuite
- \* Substantial study a perfect home office
- \* Double lock up garage with internal access plus additional 3 car spaces
- \* Ample space at the rear of property for a boat or caravan with adjacent watercraft racks
- \* Beautifully established gardens with programmable multi-zoned automatic watering system
- \* Plentiful storage throughout with additional large storage room adjacent to the garage, a perfect home workshop
- \* Church Point adjoins Bayview to form the exclusive north shore of Pittwater, a waterfront dotted with desirable amenity including marinas, cafes and restaurants
- \* A short drive to Mona Vale village, surf beaches and B Line transport for city connections.

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 About this Property

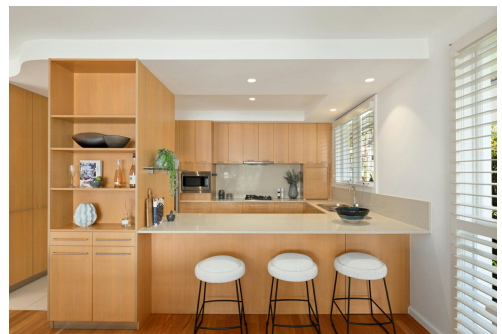
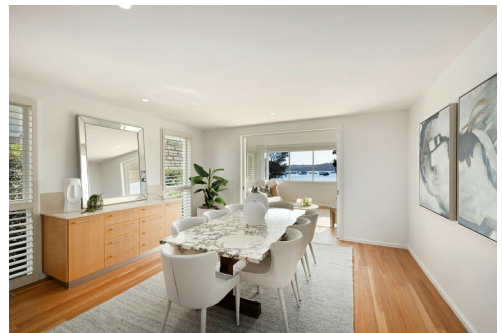
Property ID	2VRZF6K
Property Type	House
Land Area	1200 m²

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## 2137 Pittwater Road Church Point

INTERNAL FLOOR AREA 295m<sup>2</sup> APPROX.  
INCL. GARAGE



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.



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