






137 Hudson Parade, Clareville

## Quality and refinement with postcard-perfect views to Lion Island

The views to Lion Island are the kind that stop you mid-sentence, yet it's the quality and quiet refinement of this luminous beach house that lingers long after the gaze has settled. Tucked just above Clareville Beach, the contemporary residence is all about privacy, brilliant sunshine and phenomenal views; set on a low-maintenance block of approx 1,733sqm, the glass-wrapped layout capitalises on all three. The balanced design encompasses two levels, providing each with spacious living zones and spectacular views, allowing the vistas to take centre stage. Floor-to-ceiling bifolds to the wraparound deck slip away entirely, striking a fine balance between living indoors and out, while the island kitchen is fresh and streamlined with thick stone benchtops and a full range of Miele appliances. The layout is ideal for families and guests with bedrooms on both levels and a lavish parent's retreat set to capture the iconic Pittwater views. Less than 200m from Clareville Beach in a beautifully protected setting, it's a gorgeous pocket of calm that dovetails with a relaxed, unbuttoned lifestyle; this is a home with a point-of-view about living life fully, both inside and out.

- 6 well sized bedrooms, 3 bathrooms plus dedicated study with

6  3  4 

### AUCTION

Tue 23rd Jun @ 6:00PM

### VIEW

Sat 30th May @ 1:00PM - 1:30PM

### AGENTS

Kristy Berry  
0449 848 466  
avalonbeach@ljhavalon.com.au

### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

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 **LJ Hooker**

- iconic gun barrel Pittwater views
- Contemporary beach house above Clareville Beach
- North vistas span the National Park to Lion Island and the Central Coast
- Designed with a focus on quiet refinement with flexibility for family & guests
- Indoor/outdoor lifestyle with a fully liberated floorplan and wraparound decks
- Premium finishes: floor-to-ceiling bifolds, hardwood floors and gas fireplace
- Polished interiors anchored by deluxe island kitchen with Miele appliances
- Living zones on each level plus a parent's retreat with separate home office
- Superb layout for families; large comfortable bedrooms with built-in robes
- Hot / cold beach shower, air con, outdoor balcony heater ample storage space, carport and offstreet parking
- Approx 1,733sqm parcel; light-drenched and well-protected from south/west winds
- Two 7,000L rainwater tanks are connected to the garden reticulation via a wireless Hunter Node system.



**Disclaimer:**

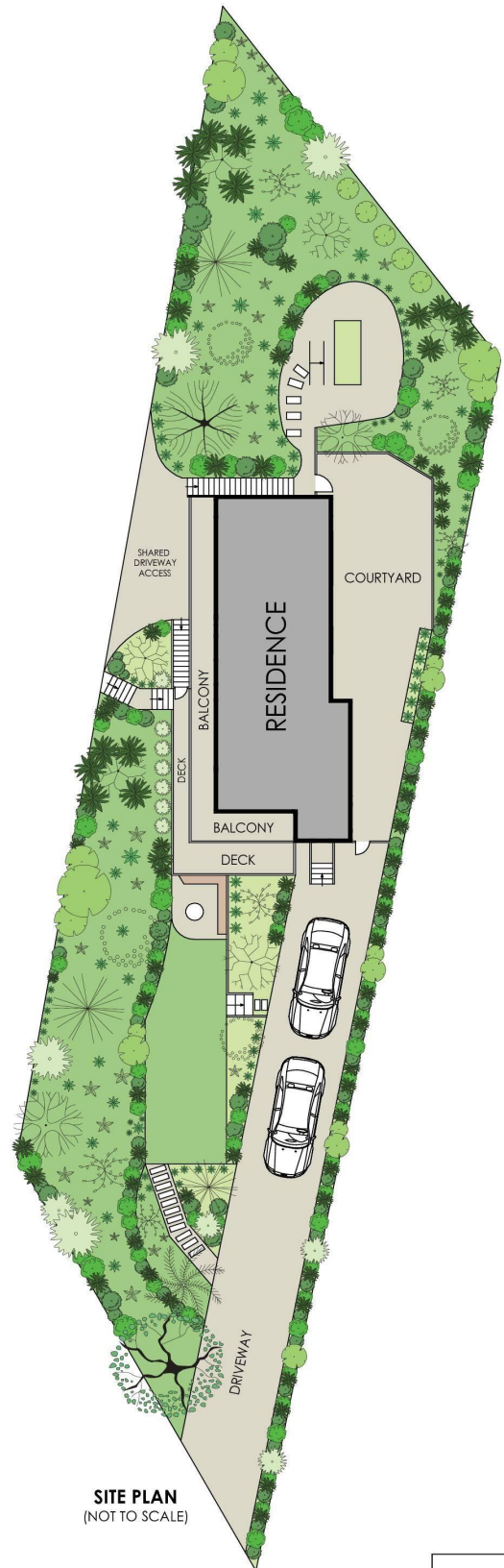
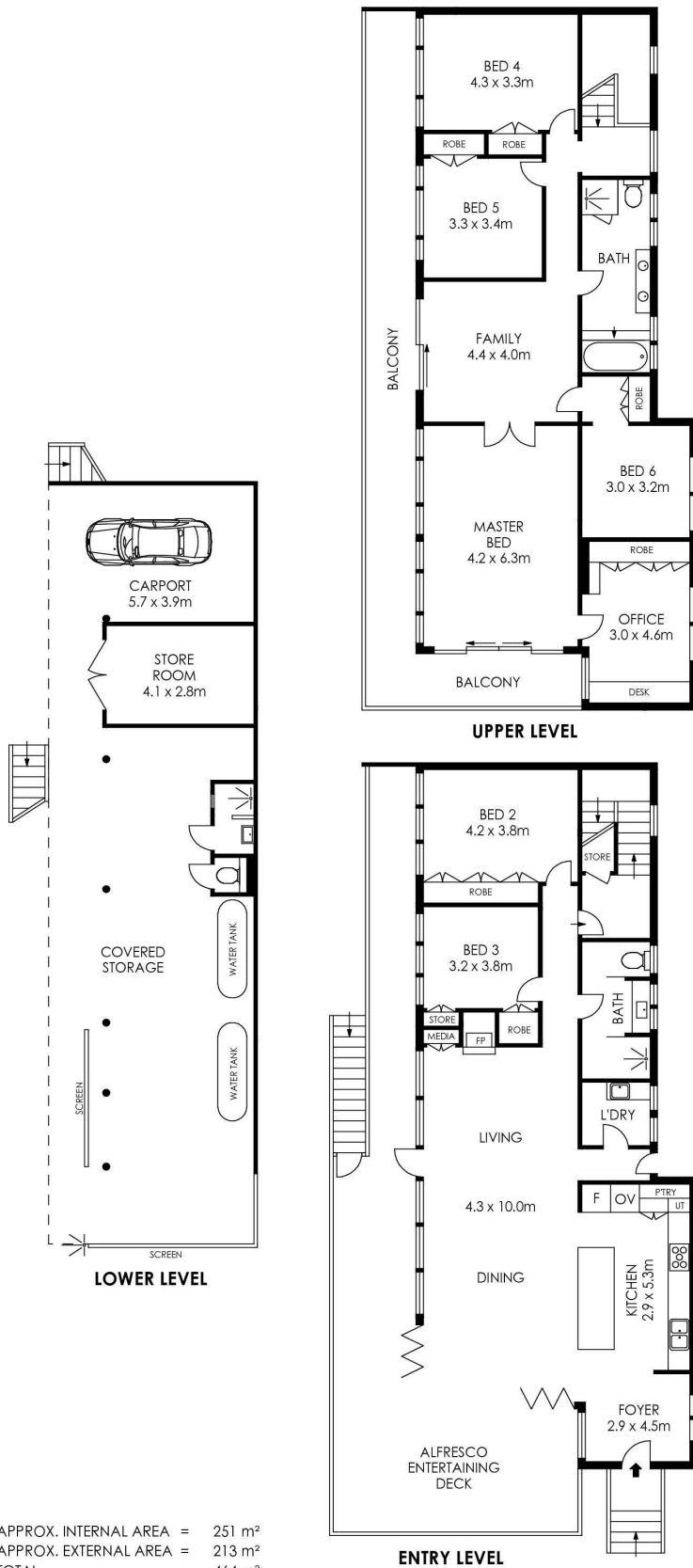
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**MORE DETAILS**

Property ID X22F58  
 Property Type House  
 Land Area 1733 m2

**Kristy Berry 0449 848 466**  
 Director of First Impressions | [avalonbeach@ljhavalon.com.au](mailto:avalonbeach@ljhavalon.com.au)

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APPROX. INTERNAL AREA = 251 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 213 m<sup>2</sup>  
 TOTAL = 464 m<sup>2</sup>  
 LAND SIZE = 1,733 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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