

59 Hudson Parade, Clareville

## Clareville House —Award Winning Pittwater Retreat

Designed by Peter Downes, Clareville House is a unique Balinese-inspired eco-home with stunning tree-filtered Pittwater views across to Ku ring gai Chase National Park. Every space connects you to generous balconies capturing water and leafy outlooks, creating a private and serene oasis.

The home stands out from typical beach houses in the area, defined by its desire to tread lightly on this earth. Solidly built by award winning eco-builder/architect Oliver Steele, it was his first carbon-neutral build. Large eaves, north facing windows, cross-flow ventilation, solar hot water and panels means this comfortable home stays warm in winter and cool in summer. A mature bush-care garden surrounds the home, serviced by two large water tanks, attracting an abundance of native birds.

Having three bedrooms and a study, natural materials are used throughout with recycled timber, timber floorboards, travertine bathrooms, high ceilings, and exposed beams. Glass doors and large cathedral style windows welcome light into all corners of the home, while offering a balance of water views and intimate garden outlooks. A highlight roof enhances natural light and ventilation, while reclaimed

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**FOR SALE**  
Guide \$4.5m

**VIEW**  
By Appointment

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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

LJ Hooker

ironbark telegraph poles, used as exposed roof trusses and verandah posts, add a layer of warmth.

Watch the yachts racing in the beautiful afternoon light. Sit cosy outside on the large covered Pittwater-facing balcony as summer rains patter on the generous overhang.

" Stunning family home or long term investment

" NSW Award Winning Design 2011 —New Residential Buildings  
251—350 sqm (built in 2009)

Solidly built by eco-builder/architect Oliver Steele - his first carbon-neutral build

- Elevated Pittwater facing position with access to northern sun
- Expansive windows, high ceilings, exposed beams, and timber floorboards
- Generous timber decks plus a central courtyard/internal atrium connecting the home to the outdoors
- Leafy rear garden with space for a fire pit and seating area, backed by natural bushland
- Three large bedrooms with built in wardrobes and ceiling fans, plus a study
- Every bedroom connects to a bathroom and the main bathroom has heated floors
- Spacious, modern travertine bathrooms, two with leafy outlooks
- Solar panels
- Gas-boosted solar hot water
- Gas fireplace
- Gas stove
- Two large water tanks plumbed to the outdoor taps, toilets and laundry washing machine give you the choice of town or tank water
- Internal laundry
- Two car garage plus driveway parking for two additional vehicles
- Walk to Clareville Beach, Hilltop Shops and public transport; close to Avalon Sailing Club and Avalon Village.

**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 DETAILS

Property ID WYGF58  
Property Type House  
Land Area 992 m2  
Including Study  
Built-in-Robes  
Bush Retreat  
Prestige Homes  
Water Views

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### Olivia Broomhead 0418 463 615

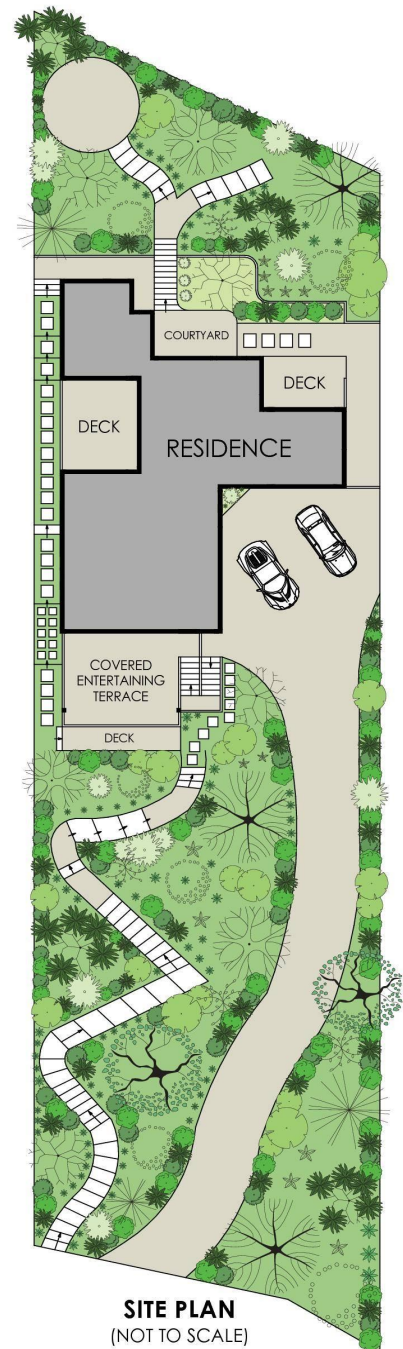
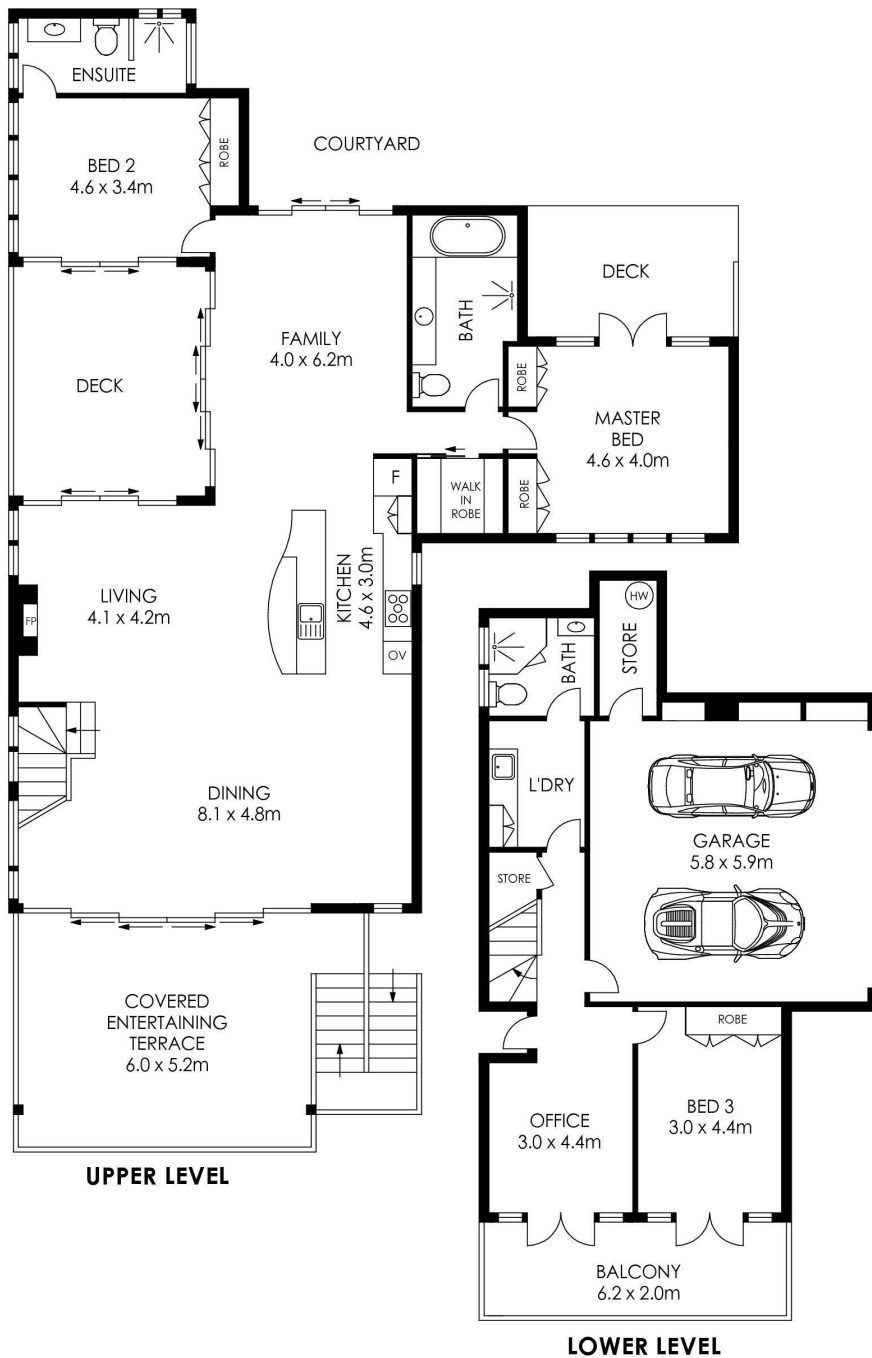
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### LJ Hooker Avalon Beach (02) 9973 2999

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**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 256 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 57 m<sup>2</sup>  
 TOTAL = 313 m<sup>2</sup>  
 LAND SIZE = 746.1 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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