




74 Hudson Parade, Clareville

## Unrivalled Position - North Facing Waterfront with Boathouse & Sandy Beach

'Tidewater' commands an extraordinary north-facing setting directly above the sandy shoreline. Sweeping 180-degree views stretch from Lion Island across the pristine bushland of Ku-ring-gai National Park, delivering a breathtaking backdrop that can never be built out. Offered for the first time in over 30 years, the residence sits on an impressive 1,416sqm parcel, remarkably level to the water's edge-an increasingly rare find. The home is beautifully designed across two levels with a highly functional floorplan, capturing panoramic vistas from almost every room. A comfortable waterfront home for now with potential to fully capitalise on this truly remarkable position.

Created for seamless indoor-outdoor living, a series of alfresco decks extend from the interiors, complemented by a rooftop terrace above the boathouse-perfect for entertaining against a spectacular waterfront backdrop. A fully self-contained apartment set behind the main residence adds flexibility, ideal for guest accommodation, a home business, or multigenerational living.

'Tidewater' represents an exceptional opportunity to secure one of

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### FOR SALE

For Sale \$8.75m

### VIEW

Sat 11th Apr @ 1:30PM - 2:00PM

### AGENTS

Thomas Mackay  
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Peter Robinson  
0401 219 077  
peter.robinson@ljhooker.com.au

### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

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.

 **LJ Hooker**

Pittwater's finest waterfront holdings.

- Brilliant north aspect with 180 degree views up Pittwater to Lion Island
- First time traded since the 1996 build with a dual-level design
- Exceptional setting; one of Hudson Parade's finest waterfront parcels
- One flight down to the shoreline, boathouse and rooftop terrace
- Extensive glazing captures the views; stacking sliders, glass louvres
- Alfresco decks on two sides along with an open plan island kitchen
- Full floor master suite with extra lounge area and walk-in robes
- Additional ensuite bedroom on lower level + two bedrooms w/BIRs
- Fully self-contained apartment is separate from the main house
- Wood fireplace, air con, garage and ample driveway parking
- 120m to Clareville Beach, five minute walk to Hilltop shops/cafes
- 1416sqm waterfront position delivering never-to-be-built out views

**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	WZ5F58
Property Type	House
Land Area	1416 m2

**Thomas Mackay 0429 236 879**

Director | Licensee in Charge | [tom.mackay@ljhavalon.com.au](mailto:tom.mackay@ljhavalon.com.au)

**Peter Robinson 0401 219 077**

Independent Contractor | Peter Robinson Real Estate Pty Ltd CLN 10121506 | [peter.robinson@ljhooker.com.au](mailto:peter.robinson@ljhooker.com.au)

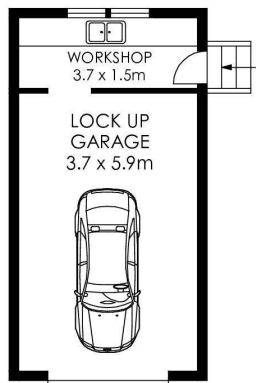
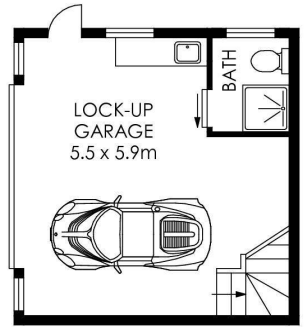
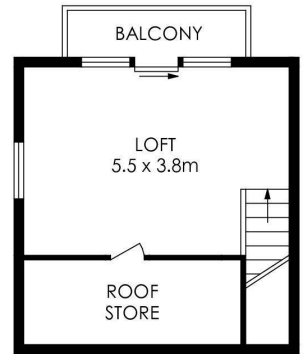
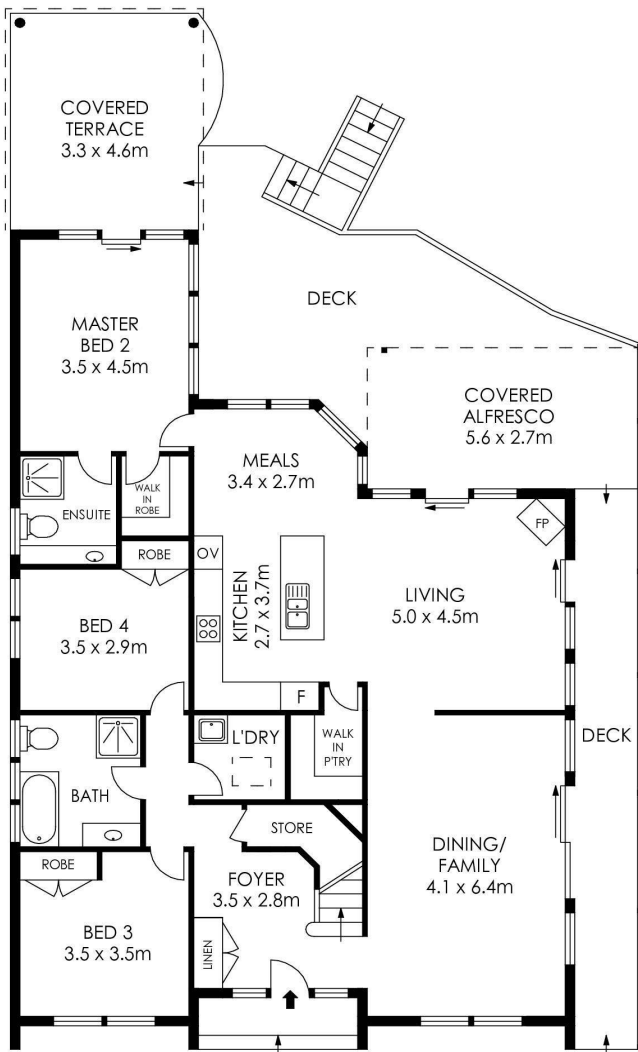
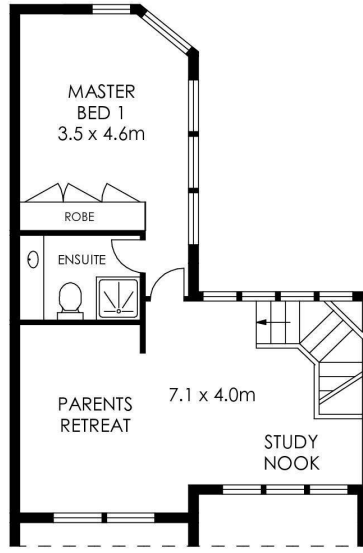
**LJ Hooker Avalon Beach (02) 9973 2999**

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APPROX. INTERNAL AREA = 198 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 128 m<sup>2</sup>  
 GARAGES AREA = 93 m<sup>2</sup>  
 TOTAL = 419 m<sup>2</sup>  
 LAND SIZE = 1416 m<sup>2</sup>



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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