



16 Cowan Drive, Cottage Point

## Sydney's Hidden Sanctuary | Deep Waterfront in Ku-ring-gai Chase National Park

There are few places in Sydney where you can wake to the sound of water, watch boats glide past your terrace and feel removed from the pace of city life, yet still remain within easy reach of family, schools and the Northern Beaches.

Welcome to a rare offering in the tightly held waterfront enclave of Cottage Point.

Positioned on a true deep waterfront within the breathtaking surrounds of Ku-ring-gai Chase National Park, this residence captures sweeping views across the waterways and untouched bushland.

Offered to the market as a deceased estate and available fully furnished, the property presents an opportunity to move straight in and begin enjoying a remarkable waterfront lifestyle.

Whether as a permanent residence, private retreat or income producing holiday home, it offers a rare combination of lifestyle, privacy and long term investment potential.

5  4  2 

### FOR SALE

Waterfront | Tranquil | Restorative

### VIEW

By Appointment

### AGENTS

Josephine Cowling  
0419 430 766  
jcowling@ljhmv.com.au

Luka Valkovic  
0432 609 312  
lvalkovic@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.

 **LJ Hooker**

### The Waterfront Lifestyle...

Mornings begin on the terrace as the sun rises across the water.

Launch a kayak from your waterfront, host long lunches overlooking the creek, or take the boat out to explore the surrounding waterways.

As evening arrives, watch the light soften across the national park from your balcony in a setting that feels far removed from the city.

Yet shopping and services are close by in Terrey Hills, while the coastal villages of Mona Vale and the wider Northern Beaches are only a short drive away.

### The Home...

Designed by architect Tom Simmat, the residence is oriented to maximise its waterfront position and natural outlook.

Light filled living areas open to expansive terraces that capture panoramic water and bushland views.

The home spans two levels, with the main living areas designed for convenient single level living and additional accommodation below for family or guests.

Features include:

- North west facing deep waterfront position
- Expansive entertaining terraces overlooking the water
- Sandstone landscaping and established gardens
- Versatile boatshed with deep water access
- Resident mooring opportunity
- Oversized drive in garage with internal access

### A Rare Sydney Waterfront Opportunity...

Absolute waterfront homes in this location are tightly held and seldom offered to the market.

After decades of ownership, this deceased estate must now be sold, presenting buyers with the opportunity to secure a deep waterfront property within a national park setting, yet still within Sydney.

### Why Cottage Point Is So Special...

Hidden within the waterways of Ku-ring-gai Chase National Park, Cottage Point is one of Sydney's most peaceful waterfront communities.

Surrounded by bushland and sparkling waterways, it offers a rare sense of privacy and connection with nature.

Life here moves at a gentler pace...

- Mornings begin with birdsong and water views.
- Boats glide past instead of traffic.
- Neighbours greet each other by name.

Enjoy lunch at the iconic Cottage Point Inn, paddle across the creek at sunrise, or watch the changing light over Coal and Candle Creek.

With only a small number of homes and no through traffic, Cottage Point remains one of Sydney's most tranquil waterfront enclaves.

For those who value privacy, nature and lifestyle, there is simply nothing quite like it. Be ready to soothe your soul.

### 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	2W8KF6K
Property Type	House
House Size	345 m2
Land Area Including	1176 m2
	Study
	Air Conditioning
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Liveability

### Josephine Cowling 0419 430 766

Licensed Real Estate Agent & Auctioneer | [jcowling@ljhmv.com.au](mailto:jcowling@ljhmv.com.au)

### Luka Valkovic 0432 609 312

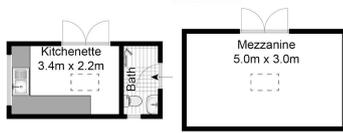
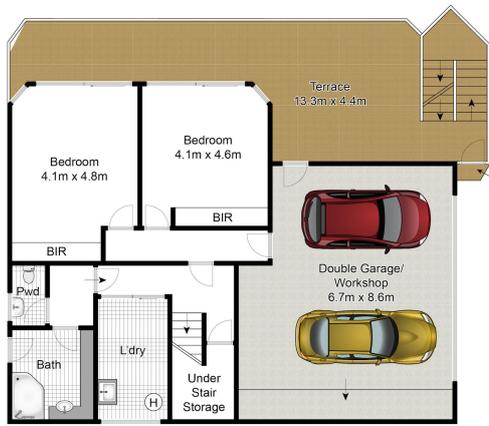
Licensed Real Estate Agent | [lvalkovic@ljhmv.com.au](mailto:lvalkovic@ljhmv.com.au)

### LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@ljhmv.com.au](mailto:monavale@ljhmv.com.au)





(Not In Position)

(Not In Position)



Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



## 16 Cowan Drive, Cottage Point



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.

