







3 Ross Smith Parade, Great Mackerel Beach

A Timeless Luxury Beachfront Residence

Enjoy a property defined by light, water and coastal beauty. This exquisite beachfront residence occupies a rare, level waterfront setting with sweeping Pittwater views and an unmistakable sense of barefoot luxury-where refined design meets the effortless ease of true beachside living.

Recently renovated to an exceptional standard, the home showcases a palette of natural, earthy materials, inspired architectural form and a masterful interplay of light and airflow. The result is a residence that feels both luxurious and deeply relaxed. Designed for comfort, privacy and seamless connection to the outdoors.

Set on an expansive and unusually level 1,119sqm parcel, the property enjoys not only its prized beachfront position but also a vast, sun-drenched and completely private backyard, framed by tranquil bushland and offering a rare sense of space by the water.

Life here is intrinsically connected to Pittwater. With the shoreline just steps from the deck, enjoy kayaking, paddleboarding, swimming, fishing, beach cricket or sandcastle days with ease. A boat can be moored on the mooring in front of the home, the ferry wharf is

4 3 0

FOR SALE
Guide $5.95m

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

approximately 100 metres away, and barge access with convenient nearby drop-off further enhances accessibility-offering rare convenience while preserving the peace and privacy of this tightly held enclave.

Highlights include:

- Prime level beachfront position with picturesque Pittwater views
- Expansive 1,119sqm landholding with a private, level and sun-filled backyard
- Exceptional indoor outdoor living with multiple decks and alfresco zones capturing sun, sea breezes and ever-changing water vistas
- Newly appointed entertainers kitchen with breakfast bar. Featuring premium Miele appliances, induction cooktop, convection oven, dishwasher, extra deep sinks, large double door fridge with ice maker, generous freezer draw capacity and Vintec 50 bottle wine fridge with dual zone temperature control
- Indulgent master retreat offering sublime privacy, captivating water views and direct access to a private deck just steps from the sand
- Separate three-bedroom pavilion at the rear of the main residence with a unique bushland outlook and cooled by coastal breezes. Within this pavilion two spacious bedrooms with BIRs share a beautifully appointed, earthy-toned bathroom. A third oversized bedroom with BIRs and its own ensuite is privately positioned at the end of the deck, creating separation and seclusion
- Media room easily adaptable as an additional bedroom or retreat
- Travertine stone floors and mosaic-tiled bathrooms throughout
- Heated towel rails to all bathrooms adding luxury and elevated daily living
- High ceilings, louvres, shutters and expansive sliding doors enhancing natural light and ventilation
- Ducted air conditioning throughout both pavilions for all year-round comfort
- Spacious laundry with extra-deep sink and state-of-the-art washing machine and dryer
- Oversized storage room with deep shelving, ideal for substantial storage needs
- Lush, level backyard incorporating a private entertaining deck with BBQ area and oversized umbrella, perfectly positioned to provide shade extend afternoons enjoying bushland surrounds and cooling sea breezes
- Set on the rear deck behind the master bedroom, a beautifully designed outdoor shower with hot and cold water provides

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effortless post-swim living

- Comprehensive security camera system, viewable both onsite and remotely via mobile app
- Beachfront properties of this distinction are seldom offered and represent an excitingly rare opportunity on Great Mackerel Beach.
- Peaceful, secluded setting with easy access to all Palm Beach amenities
- Available to be acquired walk in / walk out, with all chattels of the property to remain

A refined beachfront sanctuary, this exceptional residence delivers an enviable lifestyle in one of Pittwater's most tightly held locations. Accessible only by boat, yet just moments from the vibrancy and sophistication of Palm Beach, this rare waterfront community offers a pace of life that feels wonderfully removed. With no roads and no through traffic, days unfold to the rhythm of ferry arrivals, shifting tides and the movement of light across the water-while cafés, restaurants, boutiques and surf beaches are just a short Pittwater crossing away.











MORE DETAILS

Property ID	BS8F6Z
Property Type	House
Land Area	1119 m2
Including	Air Conditioning
	Alarm
	Built-in-Robes
	Beach Front
	Ocean Views
	Prestige Homes
	Water Front
	Water Views

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SITE PLAN
(NOT TO SCALE)

LAND SIZE = 1142 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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