



## Guerilla Bay, 43 Burri Point Road

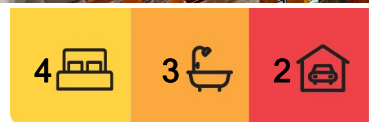
The most captivating of holiday homes

This is an architect's own holiday home, designed to utilise the orientation of the Northerly sun, encapsulating the views that are so great that on a clear day you can see all the way to Mt Dromedary, but keeping the property very much in the vein of the environmentally conscious area of Guerilla Bay. Blending it seamlessly with the surrounding native flora. A very much loved cliff top holiday home with the feel of a being at one with nature. Designed by him and built in 1996, this is its first time to market. A regretful sale but it is time to move into another phase of life for my vendors and they want someone else to be loving this home as much as they have over the last near 30 years.

This cliff-top tri-level with rooftop viewing platform is for the person that doesn't want vanilla...they want Pistachio.

So much to offer with 4 bedrooms, a games room, 3 bathrooms, 3.1 kw of back to grid solar, single garage and carport, an E charger for your car and some pretty fabulous views all the way to the end of the earth.

The master bedroom is a parental retreat, with its own living room, ensuite, reading nook,



**For Sale**  
\$1,520,000

**View**  
[ljhooker.com.au/MCAF9Z](http://ljhooker.com.au/MCAF9Z)

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**(02) 4471 2344**



views from the Juliette balcony and the bedroom being separated from the living area with Japanese style fusuma sliding doors.

This is a once in a lifetime opportunity to buy in a tightly held area. Don't drag your feet

## More About this Property

Property ID	MCAF9Z
Property Type	House
Land Area	1005 m2
Including	Study Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Water Tank Rooftop deck 3.1 kw back to grid solar charge port for Ecar

**Karen Herrick 0417 990 014**

Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent |  
karen.herrick@ljhooker.com.au

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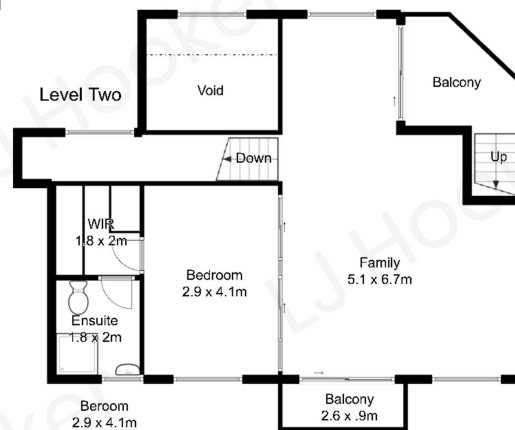
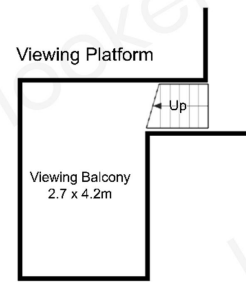
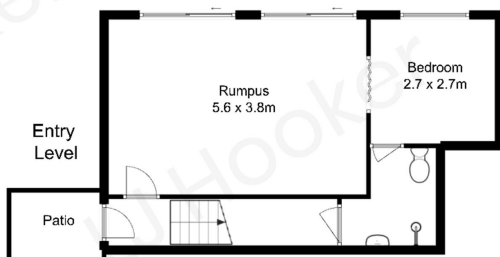
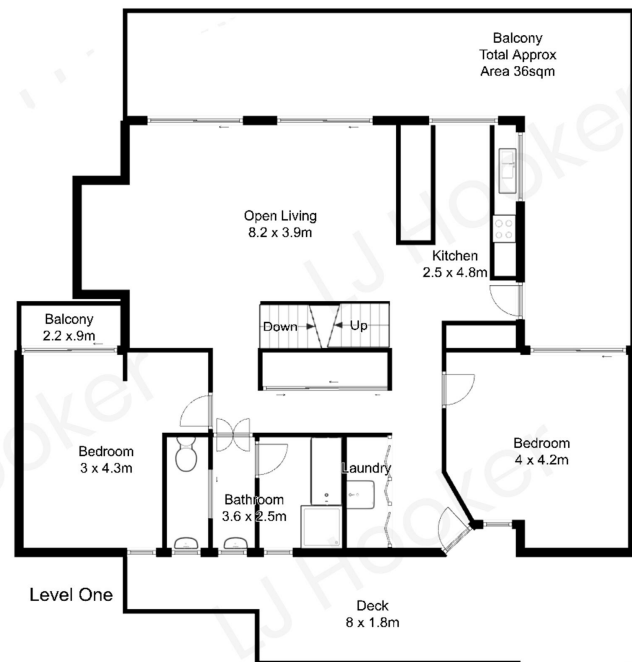
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Approximate Floor Area  
300 square metres  
Including balcony and garage  
Property includes Garage (3.6 x 6.7m +  
Carport 3.6 x 6.7m )



All measurements are approximate and are intended as a guide only