






91 Narrabeen Park Parade, Mona Vale

## Unrivalled Coastal Sophistication With Endless Ocean Views

Perfectly positioned along one of Mona Vale's most coveted beach headlands, this architect-designed residence by Matt Elkan is a private beachside sanctuary where timeless design meets breathtaking natural beauty. Overlooking the sand and surf, the home captures cinematic ocean vistas that stretch uninterrupted from Warriewood Headland across the rolling waves to the open horizon.

- Crafted to an exceptional standard by Graybuilt, blending warm natural textures with clean architectural lines to create a rare and refined sense of coastal harmony
- Rich timber ceilings, hand-laid sandstone elements, polished concrete floors, and expansive walls of glass frame the everchanging colours of sea and sky, drawing the outdoors seamlessly into every space
- Generous open living areas flow effortlessly to multiple outdoor entertaining terraces, including a built in barbecue zone
- Beyond its striking design, the residence delivers a host of practical luxuries: hydronic underfloor heating, solar power, room for a wine cellar and a double garage with internal access
- The gourmet kitchen is a refined showpiece in itself, with stone

4  3  2 

### FOR SALE

Architect Design - Panoramic Beach & Ocean Views

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benchtops, high end integrated appliances, and custom cabinetry that marries both luxury and utility

- Upstairs, the primary retreat offers a quiet sense of indulgence; wake to uninterrupted ocean views from bed, enjoy a private terrace bathed in morning light
- Additional bedrooms provide ample space and privacy for family or guests,
- The rare dual street frontage enhances both functionality and privacy
- Beautiful, secure grounds are designed by Sprout Landscape Architecture
- Stroll to a selection of popular local cafes, explore the nearby golf course and coastal walking trails, and enjoy boutique retail hubs
- Benefit from easy access to leading schools and the B-Line express transport to the city
- This very special locale also offers easy access to nearby Mona Vale and Narrabeen beaches known for their rock swimming pools and swimming breaks

This is a sought after location where lifestyle and exclusivity align. Live the ultimate Northern Beaches dream - where luxury, light, and ocean views come together in perfect harmony.

**Disclaimer:**

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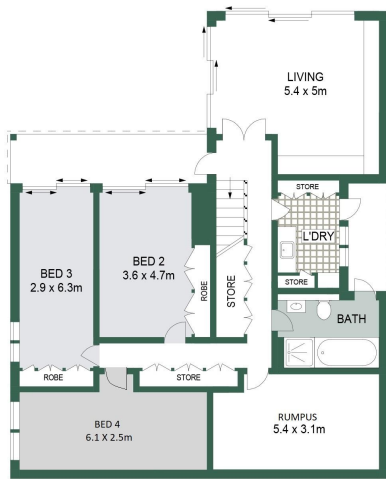
**MORE DETAILS**

|               |   |
|---------------|---|
| Property ID   | 2W8WF6K   |
| Property Type | House   |
| Land Area     | 518.5 m2  |
| Including     | Courtyard<br>Balcony<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Remote Garage |

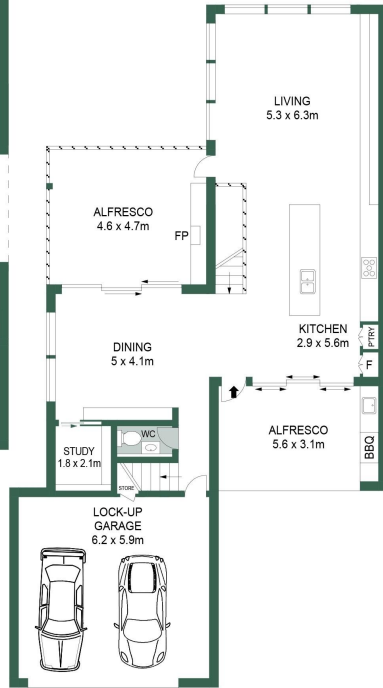
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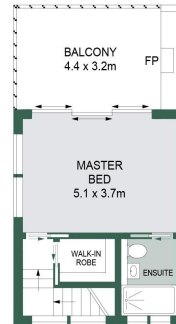




GROUND LEVEL



LEVEL ONE



LEVEL TWO



SITE PLAN

INT : 295m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. [www.visionphoto.com.au](http://www.visionphoto.com.au)

91 NARRABEEN PARK PARADE, MONA VALE



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