



## Newport

### "AURELIA" - Luxury New Pittwater Beachfront Residence

AURELIA is a rare opportunity to own a luxury Pittwater beachfront residence in one of Sydney's most sought after locations.

Designed with meticulous attention to detail, Aurelia blends architectural excellence with high-end finishes and a seamless connection to the natural surroundings. Offering privacy, tranquility, and an unrivaled level of craftsmanship, Aurelia redefines waterfront living.

This location perfectly balances natural beauty with modern convenience. Just minutes from Newport, Avalon, and Palm Beach, residents can enjoy boutique shopping, gourmet dining, and lively cafés.

Architectural excellence meets sweeping north-facing Pittwater views.

Aurelia is a five/six-bedroom residence that defines contemporary luxury, where



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#### For Sale

Completion in July - Register your interest now

#### View

By Appointment

#### Contact

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architectural brilliance captures sweeping north-facing views across Pittwater. Set on a large, private and level, due north to rear block of land, the home offers a perfect blend of seclusion and sun-soaked living.

The master suite is a private retreat with expansive water views, a generous walk-in wardrobe, and a spa-like ensuite featuring twin rain showers, underfloor heating, and a freestanding stone bath. The additional bedrooms offer built-in wardrobes and premium wool carpeting, ensuring comfort and functionality. The open-plan living and dining areas are bathed in natural light, with floor-to-ceiling glass capturing the picturesque scenery of Pittwater. A statement quartz stone benchtop anchors the kitchen, which is fitted with Wolf Sub-Zero appliances, soft-close cabinetry, and a butler's pantry that provides additional storage and preparation space.

The seamless indoor-outdoor transition leads to a private lap pool, a heated spa, a sun-drenched terrace, and beautifully landscaped gardens, all designed for relaxation and entertaining. The residence enjoys direct access to the sandy shore, making it a true waterfront sanctuary.

Aurelia features a sophisticated selection of high-end finishes across its spaces. Bathrooms boast Signorino Limestone Clay Natural tiles for both floors and walls, complemented by Calacatta Blanco Smartstone feature walls and benchtops. Aged brass tapware by Faucet Strommen, Toronto Dado egg-shaped stone baths, and underfloor heating add to the luxurious experience. The laundry continues this premium aesthetic with terrazzo flooring, custom 2 Pac-finish cabinetry, and Calacatta Blanco Smartstone benchtops, alongside Miele appliances.

Bedrooms feature painted plasterboard walls and Bremworth Tussore Sumac wool carpets, with custom cabinetry in NAV Urban veneer and a 2 Pac finish. The kitchen and dining area exude elegance with terrazzo flooring, NAV Urban veneer cabinetry, Valakas Marble benchtops, and Wolf Sub-Zero integrated appliances. A butler's pantry mirrors these finishes, while the guest kitchenette introduces Victorian Ash Limed solid timber flooring and Calacatta Blanco Quartz surfaces.

Entry and living areas showcase Victorian Ash Limed timber floors, steel powder-coated balustrades, and an Escea DS1400 High Output frameless fireplace. The cellar, with NAV Urban veneer walls, terrazzo flooring, and LED strip lighting, includes Whisper Cool temperature control. Outdoor spaces feature Valencia Bianco limestone paving, a tiled pool with Sun Lover Oasis heating, and a stainless steel BeefEater BBQ setup, ensuring seamless luxury throughout the property.

This location perfectly balances natural beauty with modern convenience. Just minutes from the vibrant communities of Newport, Avalon, and Palm Beach, residents can immerse themselves in a lifestyle of sophistication, with access to boutique shopping, gourmet dining, and lively cafés that capture the essence of relaxed luxury. For boating enthusiasts, the world-class facilities at the Royal Motor Yacht Club and the Royal Prince Alfred Yacht Club provide unparalleled opportunities to set sail and explore the stunning waterways. Meanwhile, nature lovers will find themselves surrounded by breathtaking landscapes, from rugged headlands and scenic bushwalking trails to secluded coves waiting to be discovered. Whether seeking outdoor adventure, refined leisure, or a seamless blend of both, this coastal haven offers an unmatched lifestyle where luxury and nature exist in



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perfect harmony.

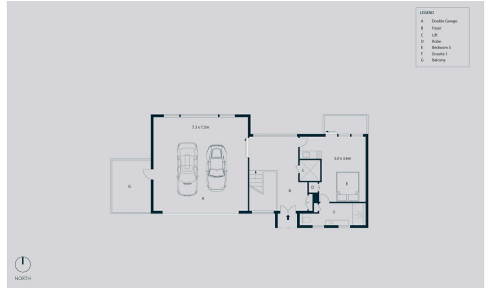
Construction is almost complete! Public inspections of the finished property will commence in August this year - contact us to arrange a pre-completion site inspection or to register your interest to be the first to view.

## More About this Property

|               |                                                      |
|---------------|------------------------------------------------------|
| Property ID   | B4HF6Z                                               |
| Property Type | House                                                |
| Land Area     | 800 m2                                               |
| Including     | Beach Front<br>Pool<br>Prestige Homes<br>Water Views |

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