







120A Prince Alfred Parade, Newport

The lap of luxury in an unrivalled waterfront setting

Offering one of the finest waterfront settings on Prince Alfred Parade, this residence takes the concept of barefoot luxury to an entirely new level. A brand-new architectural masterpiece, designed by the award-winning team at Corben Architects, the home stages a beautiful dance between bold, contemporary forms and its environmentally responsive design; concrete, steel and timber present elegant yet robust contours, while the carefully curated interiors add tone, drama and scale.

With a perfect north aspect and level lawns to water's edge, the residence engages seamlessly with an exceptionally wide 32m frontage - bordering Florence Park, it's one of the very few properties that's level to both the road and shoreline.

A place of calm refinement, the residence encompasses two expansive levels and delivers a number of distinctive living zones within a grand mezzanine design; full-length glass on both floors slips back entirely on warm sunny days, fostering a sense of unbroken connection to the terraces, pool and boathouse, while underpinning the feeling of living fully on the waterfront.

4 5 5

FOR SALE
Contact Agent

VIEW
Wed 25th Nov @ 11:30AM - 12:00PM

AGENTS

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At the water's edge, the restored vintage boathouse has been reimagined as a light-filled waterfront pavilion, with the moored yachts of Pittwater framed in every opening. Its doors open directly onto a private slipway, offering effortless access to the water for kayaks, paddleboards and jet skis. It's an exceptional extension of the home's outdoor living spaces and a rare opportunity to embrace the boating lifestyle for which Pittwater is renowned.

The level of finish is quite extraordinary with custom-designed joinery in every part of the home; imported stone surfaces clad the Wolf/Sub-Zero kitchen, butler's pantry and bathrooms, along with a temperature-controlled tasting room and wine cellar on the main floor.

Complementing its architectural excellence, the residence incorporates comprehensive home automation, solar power, integrated intercom and security systems, and a fully integrated smart-home data network, delivering effortless modern living.

Additional features include three lavish ensuite bedrooms and home office, a dedicated gym, outdoor kitchen on the terrace and an internal lift servicing both levels.

This is a home with a point of view about living life fully, both inside and out, where architectural sophistication meets the freedom of life on the water. Perfectly positioned for boating enthusiasts, it's just around the corner from the Royal Prince Alfred and Royal Motor Yacht Clubs, with Avalon, Newport and Palm Beach all moments from the door.

Property Features

- Seclusion, sun and space on one of Pittwater's finest level waterfronts
- Perfect north aspect bordering Florence Park; level from street to shore
- Exceptional 32m waterfront frontage with lush, level lawns stretching to the water's edge
- Restored vintage boathouse reimagined as a waterfront entertaining pavilion, with direct access to a private slipway for kayaks, stand-up paddleboards and jet skis
- Just completed; designed by the award-winning team at Corben Architects
- Two expansive levels wrapped in galleries of glass, serviced by an internal lift
- Soaring mezzanine design creates multiple living and entertaining zones
- Exceptional attention to detail and finishes across all touchpoints: Volakas marble benchtops, Victorian ash floors, Faucet Strommen tapware and custom-designed joinery in every room
- Seamless connection with limestone terraces, tiled pool and heated spa
- Spectacular chef's kitchen features a Bora induction cooktop, Wolf ovens, integrated Sub-Zero fridge and fully equipped butler's pantry
- Home office, gym and temperature-controlled wine cellar and tasting room
- Three sumptuous ensuite bedrooms, each opening to waterfront terraces
- Primary retreat includes spa-like ensuite, dressing room and bespoke wardrobes
- Ducted/zoned climate control, Escea two-way fireplace and outdoor kitchen
- Fully automated smart home with solar power, integrated intercom, security systems and sophisticated data network
- Outdoor shower and guest powder room
- Double garage with internal access, plus additional off-street

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parking
- Exceptional boating lifestyle, moments from the Royal Prince Alfred and Royal Motor Yacht Clubs

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MORE DETAILS

Property ID	X88F58
Property Type	House
Land Area	828.59 m2

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APPROX. INTERNAL AREA	=	468 m²
APPROX. EXTERNAL AREA	=	104 m²
TOTAL	=	572 m²
LAND SIZE	=	828 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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