

144 Prince Alfred Parade, Newport

Private N/W Absolute Waterfront - Where Every Day Feels Like a Luxury Holiday

Wake each morning to the shimmer of Pittwater at your feet and the gentle rustle of sea breezes through the treetops. This is not just a home, it is a sanctuary where nature, luxury and absolute privacy exist in perfect harmony.

Positioned along one of the Northern Beaches' most prestigious waterfront stretches, this uniquely spacious contemporary retreat offers effortless luxury, natural beauty and rare seclusion. Hidden from the street and framed by magnificent mature landscaping, it opens directly to the water's edge, complete with a water front deck, gazebo and boat ramp. The coveted northerly aspect ensures warm sunshine in winter, cooling breezes in summer, and glorious year round light. The bay remains protected from the wind, enhancing its ultimate sense of peace and serenity.

Refined detailing in organic timber and sandstone creates a warm, Zen-like atmosphere, blending seamlessly into its idyllic tropical setting. Designed to disappear into nature while maximising magical water and island views, the residence feels like a private compound

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FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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 **LJ Hooker**

that offers a harmonious balance of open plan spaces for connection and separate living zones for privacy. High quality natural materials have been selected to age gracefully over time, adding to the home's enduring beauty.

Multiple levels of stylish accommodation are connected by an internal lift from the garage to all floors. The master bedroom is a true retreat, reminiscent of the Huka Lodge in New Zealand, with soaring eight metre ceilings, floor to ceiling windows, and captivating treetop and water panoramas that are luminous even on a rainy day. A fully self contained guest apartment provides versatility for multi generational living, long term guests or a work from home haven.

Everyday living here is a sensory experience from early morning yoga at the water's edge, to long lunches overlooking the crystal bay, to sunset dinners against a backdrop of mesmerising colours. Direct water access invites kayaking, paddle boarding and boating at your leisure, while the low maintenance, professionally landscaped gardens with sandstone accents complete the picture of relaxed coastal elegance.

Key Features:

- Stunning wet edge magnesium infinity pool
- Sweeping Pittwater vistas from almost every room
- Generous open plan living and dining with soaring ceilings and floor to ceiling glass
- Designer kitchen with Smeg appliances
- Expansive entertaining terraces and tiered landscaped gardens with tropical plantings and sandstone features
- Lift access to all levels
- Six bedrooms including a private master suite plus fully self contained quarters
- Whisper quiet setting, yet an easy drive to Newport and Avalon Villages, Bilgola cafe and surf beaches

This is a rare opportunity to secure one of the Peninsula's most tightly held deep waterfront addresses. Here, every day feels like a never ending luxury holiday. It is a place where you can unwind, recharge and create a life time of treasured memories surrounded by beauty, comfort and serenity.

Disclaimer:

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MORE DETAILS

Property ID 2WA3F6K
Property Type House
Land Area 887 m2
Including Pool
Spa

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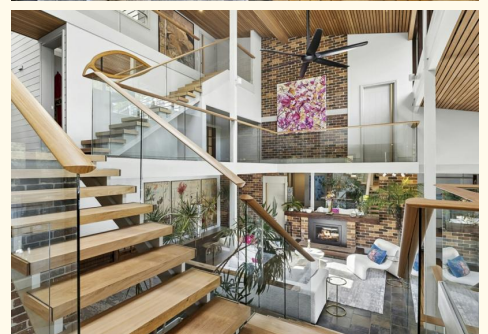
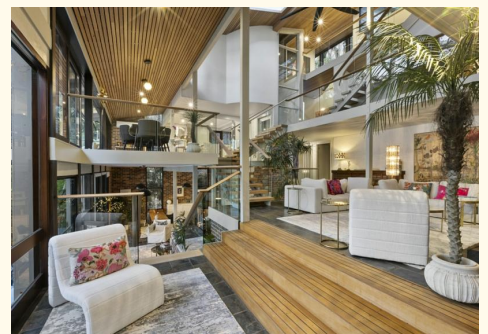
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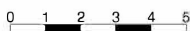
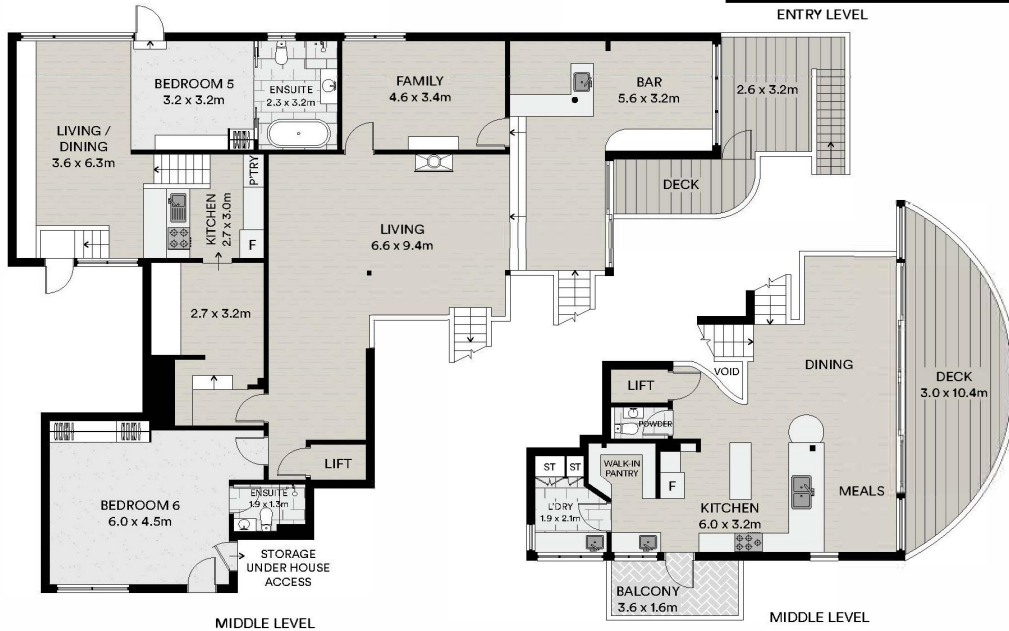
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LAND AREA: 887M²

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