



80 Prince Alfred Parade, Newport

Hamptons Inspired North West Deep Waterfront on Pittwater

A rare offering of scale, sophistication, and stunning architectural refinement, this exquisitely reimagined Hamptons style residence spans 1.5 absolute waterfront blocks in one of Pittwater's most prestigious enclaves.

Perfectly oriented to the northwest, the property is bathed in all day sun and enjoys uninterrupted 180 degree views over the water, with breathtaking evening sunsets that transform the horizon into a stunning natural canvas. This is luxury living at its most impressive.

Set across approximately 1,218 square metres of premium waterfront land, the property features five bedrooms, four bathrooms, a powder room, and boatshed facilities. A separate self contained studio offers a private retreat for guests, an au pair, or independent teenagers.

The grand living space includes a fireplace and flows to an expansive water facing entertaining terrace. The Italian designed kitchen by Snaidero is fitted with Smeg and Miele appliances, dual dishwashers, and generous storage, perfect for hosting on a grand scale. Soaring raked ceilings, wide spotted gum timber flooring, and statement stone walls add warmth and character throughout. A dramatic glass

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FOR SALE

Looks North to Lion Island

VIEW

By Appointment

AGENTS

Lachlan Elder
0418 224 180
lelder@ljhmv.com.au

Simone Novak
0418 601 599
snovak@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

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encased wine cellar in the entry foyer holds over 400 bottles, setting the tone for the lifestyle within.

A dedicated media and rumpus room ensures seamless connectivity, while the top floor master retreat enjoys sweeping water views, raked ceilings, and a custom built daybed.

There is also a private retreat with its own entrance, ideal for teenagers or long stay guests, along with the fully equipped studio.

The 17 metre by 6 metre infinity edge pool, one of Pittwater's largest, features an in floor cleaning system, while the poolside cabana with integrated gas and water is made for entertaining.

Lush landscaping surrounds including a custom designed sandstone retaining wall. The concrete boatshed includes a ramp, alfresco bathroom, and hot outdoor showers.

The 45 metre shared jetty and pontoon provide deepwater mooring, and the dual lock up garages are accompanied by DA approved plans for an additional garage and studio above. There is also rare off street parking for up to four vehicles.

This extraordinary offering is more than just a residence it is a stunning lifestyle sanctuary positioned in one of Sydney's most exclusive deep water settings. It is also within close proximity to some of the best surfing beaches and the cosmopolitan lifestyle of Newport Beach, and perfectly situated between two prestigious yacht clubs.

When only the best will do.

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MORE DETAILS

Property ID	2W9RF6K
Property Type	House
House Size	180 m2
Land Area	1218.7 m2

Lachlan Elder 0418 224 180

Principal, Licensed Real Estate Agent | lelder@ljhmv.com.au

Simone Novak 0418 601 599

Licensed Real Estate Agent | snovak@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

monavale.ljhooker.com.au | monavale@ljhmv.com.au

