

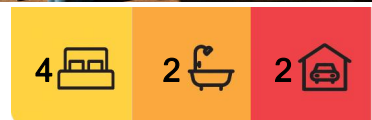
## Palm Beach, 1048 Barrenjoey Road

Snapperman —Where Bush Meets Beach in the Heart of Palm Beach Village

Set on an expansive 1,056sqm of near-level, estate-like grounds in exclusive Sand Point, Snapperman is an incredibly rare offering —a timeless beachside retreat that seamlessly blends heritage charm with contemporary comforts.

Originally built in 1945, this quintessential Palm Beach weekender is one of the few remaining original cottages on Pittwater. Lovingly reimaged by acclaimed designers LuMu Studio, the home has undergone a sympathetic renovation that honours its solid fisherman's cottage roots —complete with sandstone foundations, hardwood floors, and Oregon pine framing —while introducing luxurious modern amenities such as ducted air conditioning, smart home automation, new plumbing and electrics, and underfloor ventilation.

The main residence offers three beautifully presented bedrooms and light-filled, character-



### Auction

Tue 20th May @ 6:00PM

### View

Sat 26th Apr @ 11:30AM - 12:00PM

### Contact

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rich interiors with effortless indoor-outdoor flow. At the rear, a versatile parents' or master retreat offers generous living space and opens onto a deck and expansive garden. It could be used as a fourth bedroom, teen retreat, or additional living area with its own bathroom and laundry-ideal for guests or multi-generational living.

The grounds are simply magical —a lush, sun-drenched oasis that opens directly to McKay Reserve, offering private access to hidden rock formations, fern-lined gullies, cabbage tree palms and abundant wildlife including bandicoots, frogs, water dragons and native birds. The home enjoys a rare combination of privacy and convenience, with filtered views over Pittwater from the elevated rear.

Just 150m from the water's edge, Snapperman is a level stroll to Sandy Beach, Snapperman Beach, village cafes, restaurants, shops, ferry wharf, Club Palm Beach and local boat ramps. With dedicated parking for two vehicles (and space for more), this is beachside living without compromise.

#### Property Features:

- 1,056sqm of level land in tightly-held Sand Point
- Charming 1945-built fisherman's cottage with original features preserved
- Interiors and landscaping by LuMu Studio
- 3-bedroom main residence + self-contained studio/fourth bedroom
- Hardwood floors, terracotta roof tiles, character detailing throughout
- Smart home automation, ducted A/C, updated plumbing and electrics
- Direct access to McKay Reserve; bush and beach at your doorstep
- Northerly rear aspect with full sun year-round
- Easy flat walk to Pittwater beaches, shops and cafes

Snapperman is more than a home —it's a lifestyle immersed in nature, just steps from the sand.



# More About this Property

Property ID	BKRF6Z
Property Type	House
Land Area	1056 m²

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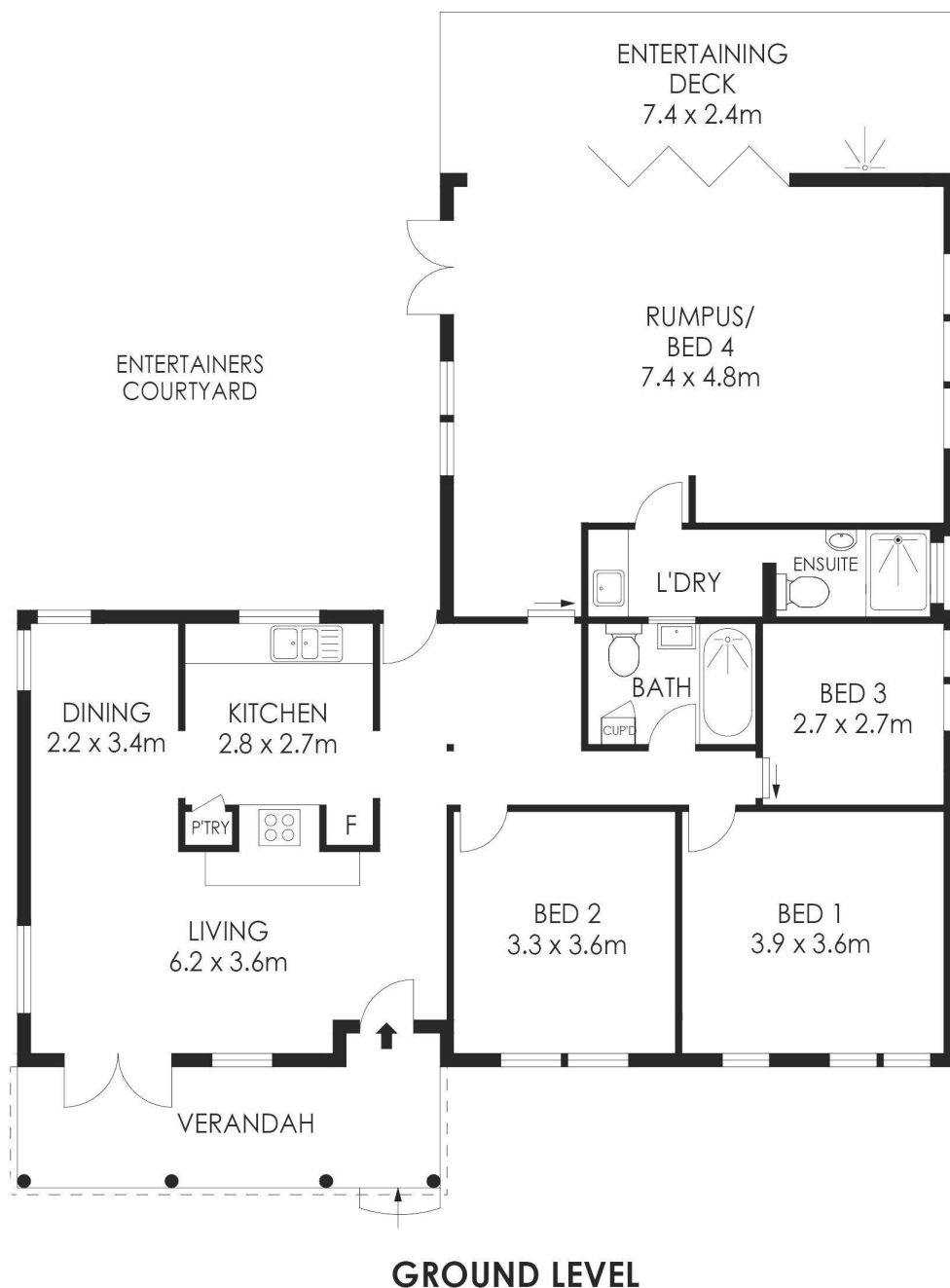
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**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 133 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 30 m<sup>2</sup>  
 TOTAL = 163 m<sup>2</sup>  
 LAND SIZE = 1,056 sqm

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**GROUND LEVEL**



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