



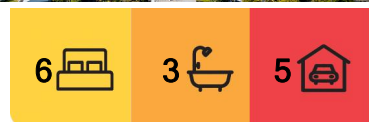
Palm Beach, 117 Bynya Road

"Ridgeview" Iconic view, phenomenal position, incredible 886sqm holding, concept plans available!

Expressions of Interest Close: Wednesday 9th October at 3:00pm

The views are Palm Beach's most iconic and the position is phenomenal; level set on the ridgeline, this double brick classic enjoys uninterrupted vistas across Pittwater, Barrenjoey Headland and the Central Coast. The due north aspect is pure drama with a tri-level layout that's flooded with light and views from nearly every vantage point; floor-to-ceiling glass and free-flowing interiors spill out to vast, sandstone terraces overlooking the entire curve of the beach to the lighthouse. The home is particularly well-zoned for large or extended families with multiple living areas plus a fully self-contained guest suite on the ground level; set at the rear of an 886sqm parcel, it offers a perfectly level entrance from the street with ample parking for weekend visitors.

- Never-to-be-built out views across the tip of the peninsula



For Sale
For Sale

View
By Appointment

Contact
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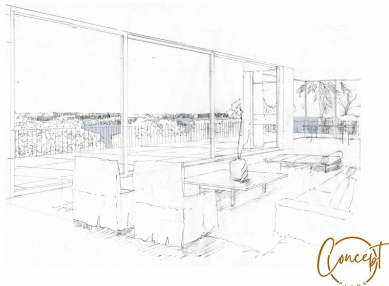
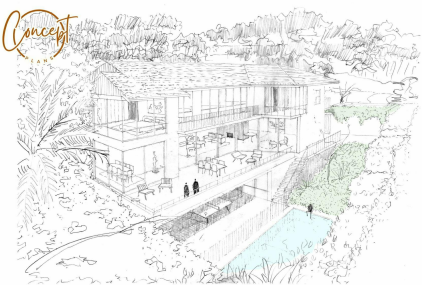
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LJ Hooker Palm Beach
(02) 9974 5999

- Spacious and free-flowing layout with multiple living areas
- Comfortable as is, architectural concept plans are available providing inspiration for a remarkable update, which would be achievable quickly and cost effectively
- Floor-to-ceiling glass frames the iconic views across Palm Beach
- Formal and casual living spaces plus family room and rumpus
- Sun-drenched sandstone terraces, pristine dine-in kitchen
- Fully self-contained guest suite with a separate entrance
- All bedrooms open to terraces; each offer views, most w/BIRs
- Two studies plus a huge master suite with walk-in wardrobe
- Ducted air, two wood fireplaces, intercom + security system
- Guest powder room, double carport, garage + ample storage

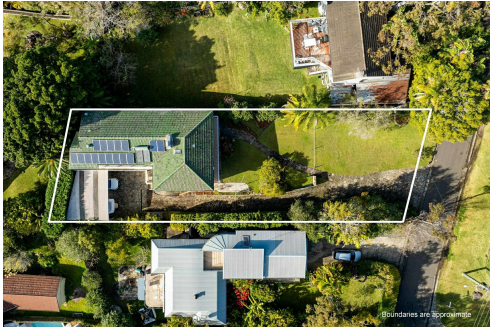


More About this Property

Property ID	BD2F6Z
Property Type	House
Land Area	866 m²
Including	Ocean Views Water Views

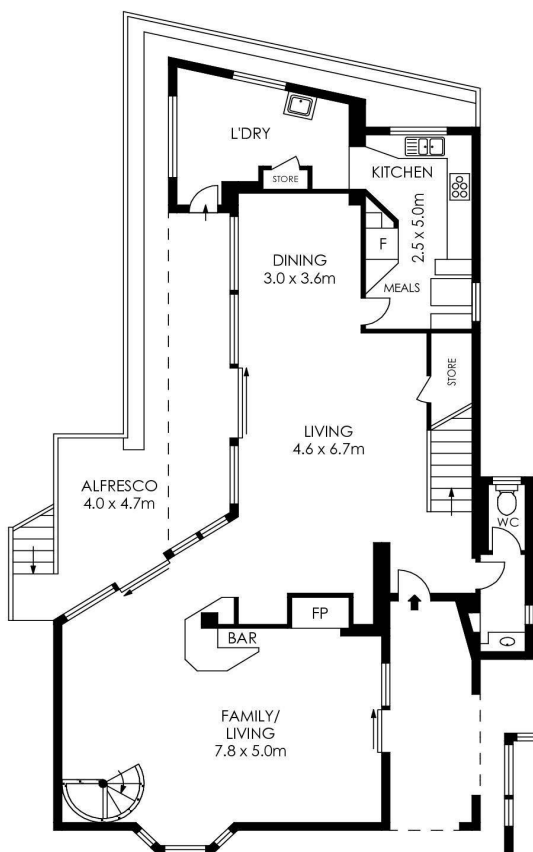
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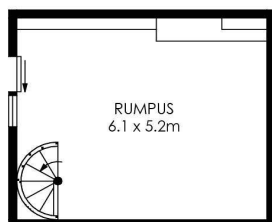


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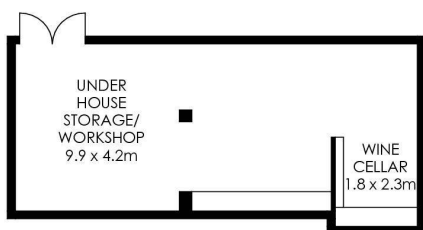
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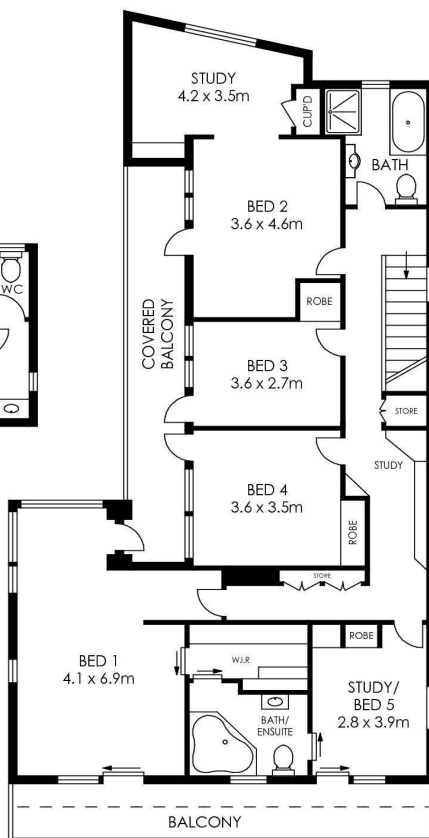
ENTRY LEVEL



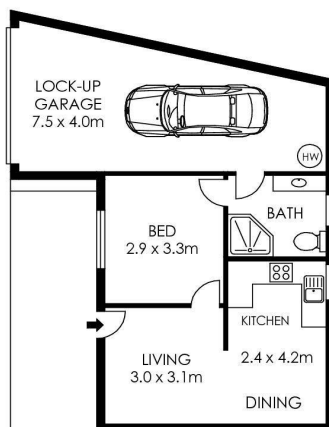
LOWER GROUND LEVEL



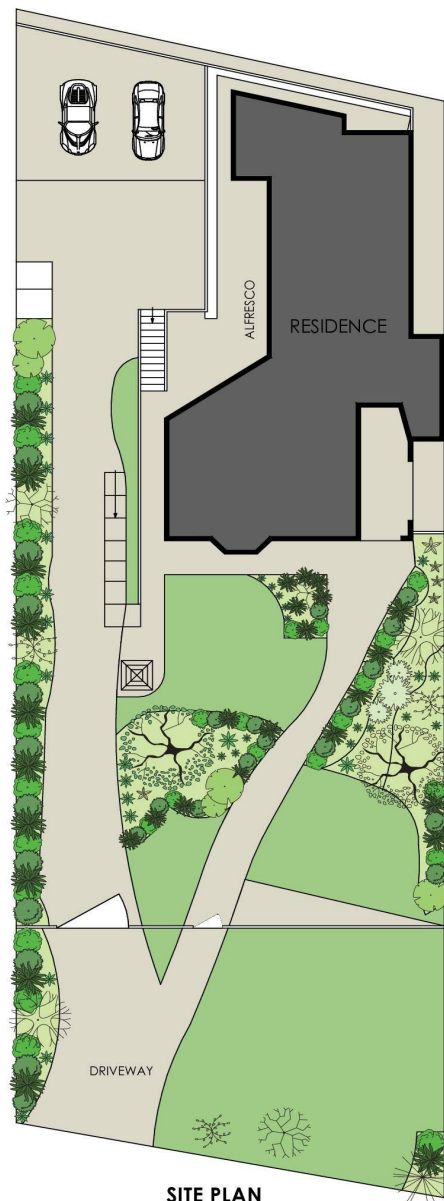
LOWER GROUND LEVEL



LEVEL ONE



LOWER GROUND LEVEL
(GUEST ACCOMMODATION)



SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA	= 341 m ²
APPROX. EXTERNAL AREA	= 75 m ²
TOTAL	= 416 m ²
APPROX. ACCOMMODATION AREA	= 58 m ²
LAND SIZE	= 866.3 m ²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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