



12 Nabilla Road, Palm Beach

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## Sunlit, Sophisticated and Steps from the Water

Ideally positioned approximately 100 metres from the glittering edge of Pittwater and a level stroll into Palm Beach Village, this residence offers a lifestyle of rare privilege. Blending effortless sophistication with relaxed coastal charm, it's a home where every element has been thoughtfully designed for comfort, convenience, and timeless enjoyment.

Set on a sunlit 696sqm parcel with a prized north-to-rear aspect, the home unfolds across multiple levels to reveal lush level lawns, a shimmering magnesium mineral pool, and established tropical gardens nourished by a bore water irrigation system. Expansive alfresco entertaining zones flow seamlessly from indoors to out, with travertine tiling underfoot and the pool and gardens forming a private resort-style centrepiece - the perfect backdrop for entertaining and long summer days with family and friends.

The lower level is a masterclass in versatility. Complete with a full kitchen, wet bar, lounge, and additional bedrooms (each with ensuite), it offers a self-contained retreat for guests or extended family, or an additional living zone with direct garden access.

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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Upstairs, soaring vaulted ceilings, banks of glass, and wraparound terraces welcome in light and breezes, extending open-plan living and dining spaces to the outdoors. A beautifully appointed marble kitchen featuring Miele appliances and a full butler's pantry anchors the entertaining zone, complemented by a gas fireplace and a study nook for relaxed functionality. The grand master suite crowns the upper level, offering a sanctuary of its own with plush wool carpet, an oversized walk-in robe, a luxurious ensuite, and a private terrace with serene outlooks.

Every detail reflects quality and consideration - from ducted heating and cooling for year-round comfort to the home's advanced smart security system with cameras, intercom, and automated gate entry. Additional features include solar panels for energy efficiency, an oversized double garage with auto door and dual access, and thoughtful zoning that allows for connection or privacy as desired.

This location is truly second to none: a short level walk to the ferry wharf, Snapperman Beach, and the vibrant heart of Palm Beach, yet quietly tucked away in one of the area's most tightly held streets. Whether as a permanent residence or a lock-up-and-leave holiday retreat, this is a rare opportunity to secure an exquisite piece of Palm Beach living.

#### Key Features:

696sqm near-level block with north-to-rear aspect

Shimmering magnesium mineral pool and lush tropical gardens with bore water irrigation

Travertine tiling, wool carpet, and premium finishes throughout

Two full kitchens with Miele appliances, marble benchtops, and butler's pantry

Multiple alfresco dining and entertaining zones

Versatile lower level with lounge, wet bar, and guest accommodation

Gas fireplace, ducted heating and cooling, and ceiling fans

Smart security system with cameras, intercom, auto gate and auto garage door

Solar panels for energy efficiency

Oversized double garage with dual access and abundant storage

Grand master suite with vaulted ceilings, terrace, walk-in robe, and ensuite

100m level walk to Pittwater and 300m to Palm Beach Village, cafés, Sandy Point, boat ramp, and Snapperman Beach (approx.)

Welcome to a home where life slows down, laughter carries across the garden, and the beauty of Pittwater and Palm Beach becomes part of your every day. From long summer afternoons by the pool to quiet mornings spent watching the light shift across the water, this sanctuary is designed for moments that linger and memories that last a lifetime. Rarely does a property capture convenience, craftsmanship, and heart in such perfect harmony - and this one offers it all.

## MORE DETAILS

Property ID	BQZF6Z
Property Type	House
Land Area	696 m2
Including	Air Conditioning Built-in-Robes Pool

### **BJ Edwards 0420 304 140**

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