



12 Ralston Road, Palm Beach

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A Private Oasis with Ocean, Pittwater and Lighthouse Views

FOR SALE
\$9,000,000

AGENTS

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Privately nestled in one of Palm Beach's most exclusive enclaves, 12 Ralston Road is the epitome of refined coastal living. Behind grand double doors lies a luxurious sanctuary where uninterrupted views, resort-style amenities, and clever design combine to deliver the ultimate retreat.

From the moment you step inside, you're met with breathtaking panoramas of the ocean, Palm Beach, Pittwater, and the iconic Barrenjoey Lighthouse - an ever-changing natural masterpiece that frames daily life. Every detail of this home has been thoughtfully curated to create a space that's equally suited for luxurious full-time living or the perfect lock-and-leave holiday haven.

Resort-style amenities include a heated pool with remote-controlled temperature, surrounded by lush landscaping and an atmosphere of year-round relaxation. Adding to the spa-like experience is a private internal infrared sauna room on the lower level - a luxurious inclusion that elevates the home's wellness credentials.

Entertaining is effortless with multiple indoor and outdoor zones tailored for connection and celebration. The open-plan living, dining,

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 **LJ Hooker**

and lounge area is anchored by a striking stone fireplace, creating warmth and atmosphere through every season. A secondary kitchen and bar area enhances the functionality of this space - perfect for hosting with style.

The main gourmet chef's kitchen is a showpiece, centered around a stunning stone island bench and flowing directly to the expansive rear entertaining terrace. Here, a pergola-covered outdoor living and dining area - complete with built-in gourmet BBQ and open bar - connects seamlessly to a level private lawn, ideal for both intimate family moments and large-scale entertaining.

Floor-to-ceiling glass doors open to vast balconies, dissolving the boundary between inside and out. Downstairs, a ultra cool movie theater/pool room offers additional living and entertainment zones - a phenomenal setup for relaxed holiday living or teenage retreats.

The master retreat occupies the entire upper level - a luxurious haven with a private balcony, Velux automated skylights for controlled ventilation and natural light, and some of the best views in Palm Beach. The custom-designed walk-in robe is as functional as it is beautiful, an opulent ensuite with an egg-shaped bath, walk-in shower, underfloor heating, and heated towel rails completes this luxurious master suite - all perfectly positioned to capture uninterrupted views across the ocean and Pittwater.

A private sleeping wing runs along one side of the property, purposefully positioned to provide separation from the main entertaining spaces. This design ensures quiet, restful zones that overlook the peaceful, level rear lawn.

A unique and beautiful selection of feature tiles has been used throughout the residence, creating an ultra-stylish, cohesive vibe that enhances the design at every turn. Mosaic-designed tiled stairs form a striking centerpiece, seamlessly linking the living zones to the tranquil rear garden.

Security and convenience are at the forefront, with a smart security system allowing remote access via app - ideal for managing the home whether you're here or away. With secure internal access via the garage (including generous space for storage), plus additional off-street parking for and additional four cars, the property also offers convenience and privacy.

12 Ralston Road is more than a home - it's a luxurious sanctuary of light, space, and timeless coastal beauty. A rare offering that delivers Palm Beach living at its most private and refined.

MORE DETAILS

Property ID	BP9F6Z
Property Type	House
Land Area	834.7 m2

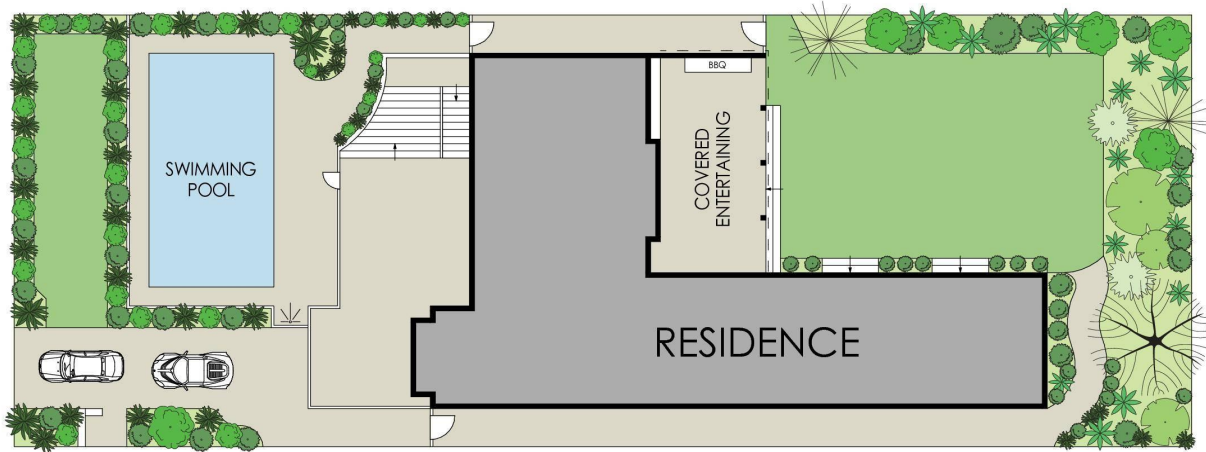
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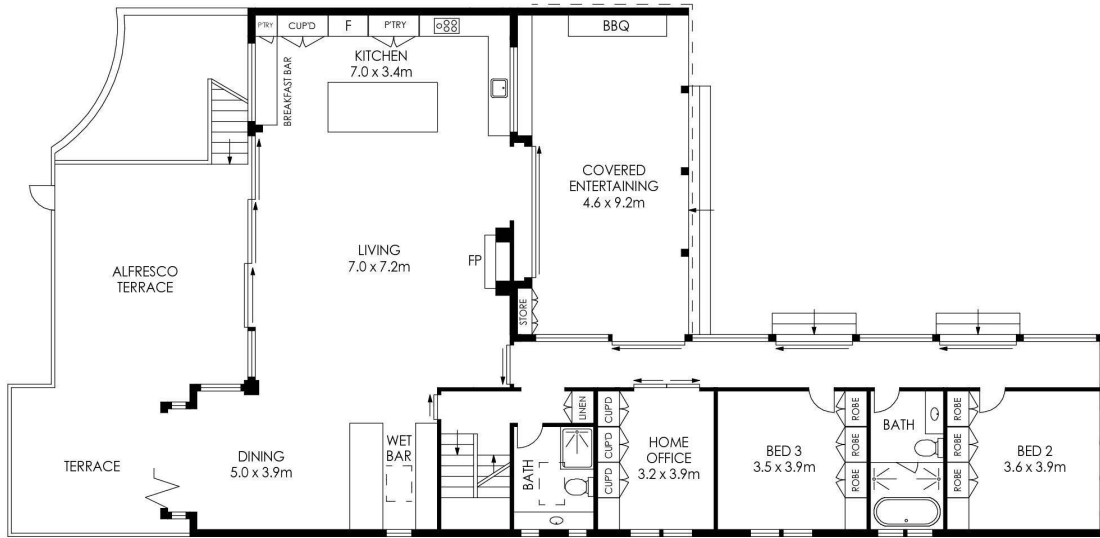
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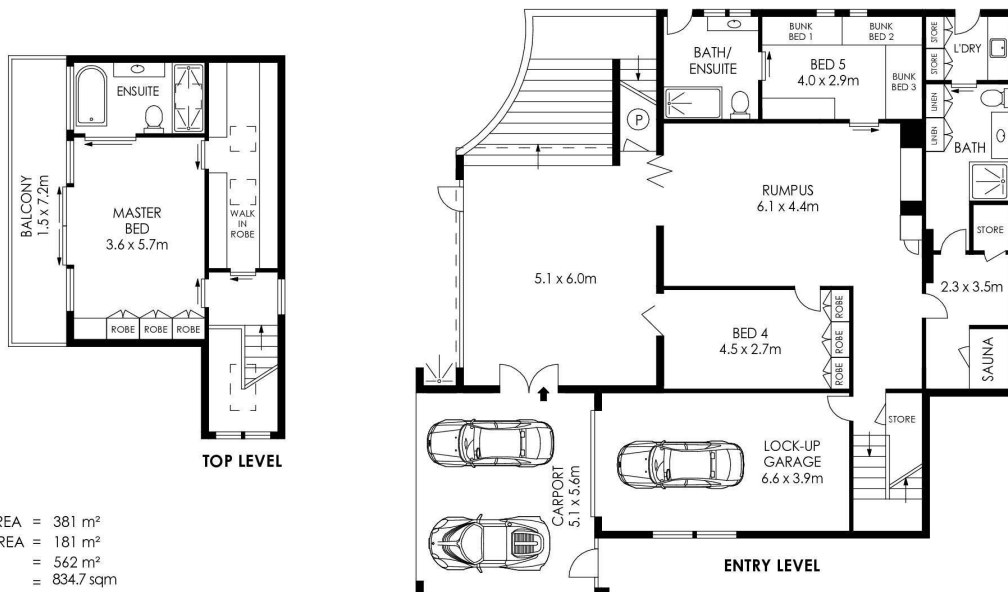




SITE PLAN
(NOT TO SCALE)



LEVEL ONE



TOP LEVEL

ENTRY LEVEL

APPROX. INTERNAL AREA = 381 m²
 APPROX. EXTERNAL AREA = 181 m²
 TOTAL = 562 m²
 LAND SIZE = 834.7 sqm

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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