



4 Ocean Road, Palm Beach

## Once-in-a-lifetime Opportunity at the Iconic Palm Beach

Offering a rare chance to secure a slice of coastal paradise on one of Sydney's most sought-after streets, this classic oceanfront home is beachside living at its best. Situated along the prestigious Ocean Road, the residence is perfectly positioned to frame uninterrupted views of Palm Beach's golden sands stretching from the rockpools to the iconic Barrenjoey Lighthouse.

Tightly held by the same family for almost five decades, Ballycotton is a cherished beachside haven —a dream setting that has been the backdrop for countless memories of sunshine, laughter, and togetherness. The two-story home boasts solid foundations, abundant natural light, and a layout designed to celebrate its breathtaking surroundings.

The kitchen opens to a sun-drenched sunroom with panoramic ocean vistas, while a rear courtyard offers a peaceful, private oasis perfect for entertaining. All bedrooms and living areas are oriented towards the azure-blue ocean, with the sounds of the breaking surf immersing you in the serene coastal landscape at every turn.

The lower level features a cosy living space, one bedroom with built-

3 2 2

### FOR SALE

Expressions of Interest: Close 29th October, 3pm

### VIEW

Sat 4th Oct @ 9:30AM - 10:00AM

### AGENTS

BJ Edwards  
0420 304 140  
bjedwards@ljhpb.com.au

David Edwards  
0415 440 044  
dedwards@ljhpb.com.au

### AGENCY

LJ Hooker Palm Beach  
(02) 9974 5999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



ins, and a bathroom. Upstairs, you'll find the kitchen, open-plan living and dining space, two additional bedrooms with built-ins, a WC, and a second bathroom.

Just metres from the sand and surf, this remarkable location also provides unmatched lifestyle convenience, with cafes, restaurants, bus routes, and ferry services all just moments away. In a setting as magical as this, relaxation comes naturally.

- Unique opportunity in the heart of an exclusive Northern Beaches locale, on one of Palm Beach's most sought-after streets
- " Absolute beachfront position —directly opposite Palm Beach with expansive, uninterrupted ocean views from nearly every room
- Three bedrooms, all with built-ins, two bathrooms, WC
- Original hardwood oak timber floors on the upper level; dark timber parquet flooring on the lower level
- Kitchen features a gas cooktop, dishwasher, oven, and stainless steel sink
- Level front lawn, light-filled sunroom, and private rear courtyard perfect for al fresco dining or entertaining
- Double lock-up garage, plus additional driveway parking and off-street parking
- Easy access to Palm Beach's beaches and amenities, including cafes, Golf Club, restaurants, bus routes and ferry services

## MORE DETAILS

Property ID	BQ2F6Z
Property Type	House
Land Area	936 m2

**BJ Edwards 0420 304 140**

Licensed Real Estate Agent | [bjedwards@ljhpb.com.au](mailto:bjedwards@ljhpb.com.au)

**David Edwards 0415 440 044**

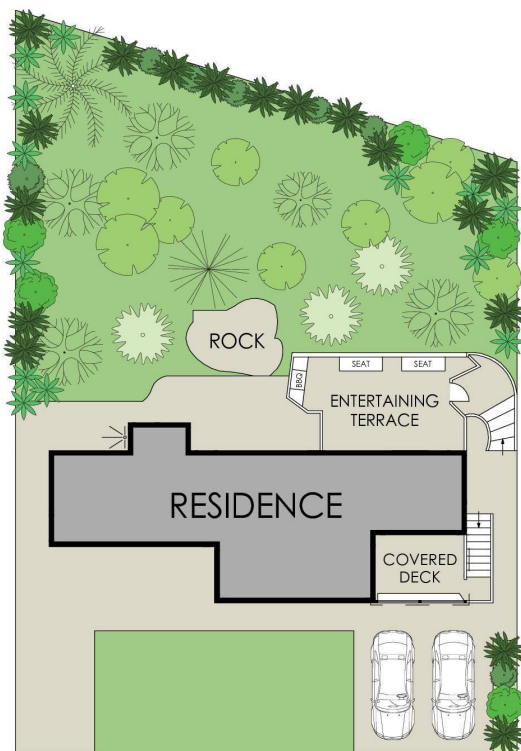
Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | [dedwards@ljhpb.com.au](mailto:dedwards@ljhpb.com.au)

**LJ Hooker Palm Beach (02) 9974 5999**

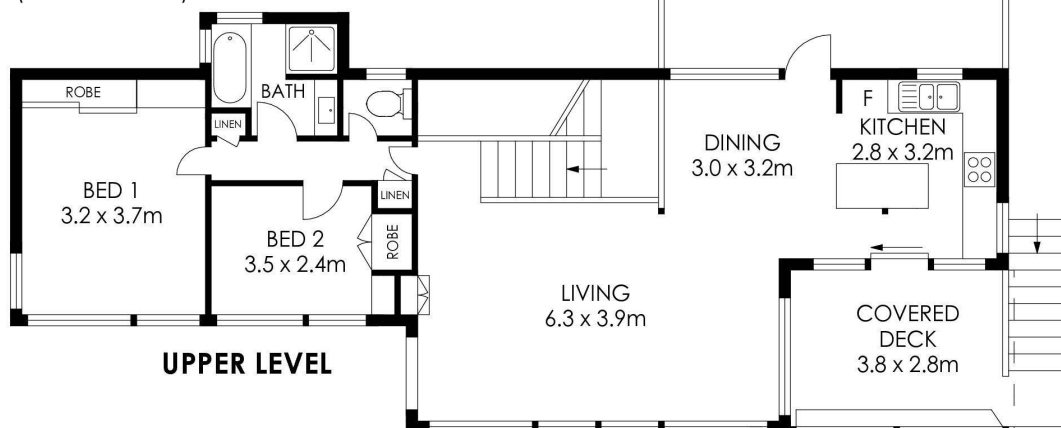
1073 Barrenjoey Road, PALM BEACH NSW 2108  
[palmbeach.ljhooker.com.au](http://palmbeach.ljhooker.com.au) | [office@ljhpb.com.au](mailto:office@ljhpb.com.au)







**SITE PLAN**  
(NOT TO SCALE)



**UPPER LEVEL**



**ENTRY LEVEL**

APPROX. INTERNAL AREA = 165 m<sup>2</sup>  
APPROX. EXTERNAL AREA = 37 m<sup>2</sup>  
TOTAL = 202 m<sup>2</sup>  
LAND SIZE = 879 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



## 4 Ocean Road, Palm Beach

**LJ Hooker**

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**