



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
Guide \$9.75m

VIEW
By Appointment

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.

 **LJ Hooker**

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 parquetry 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

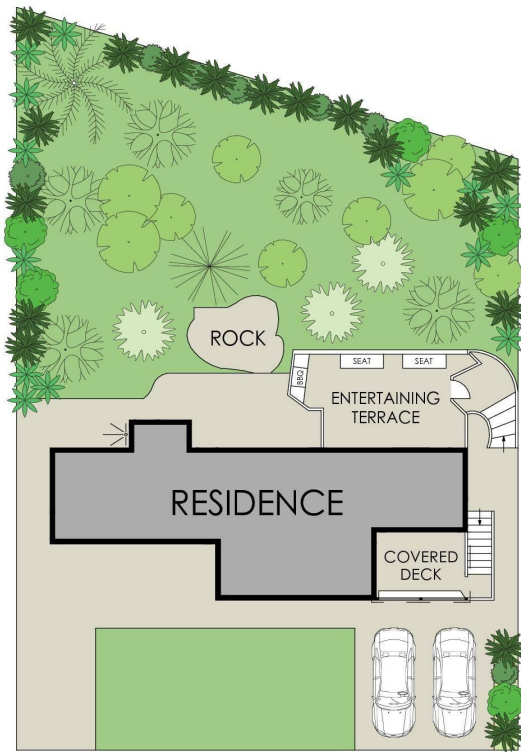
David Edwards 0415 440 044

Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | dedwards@ljhpb.com.au

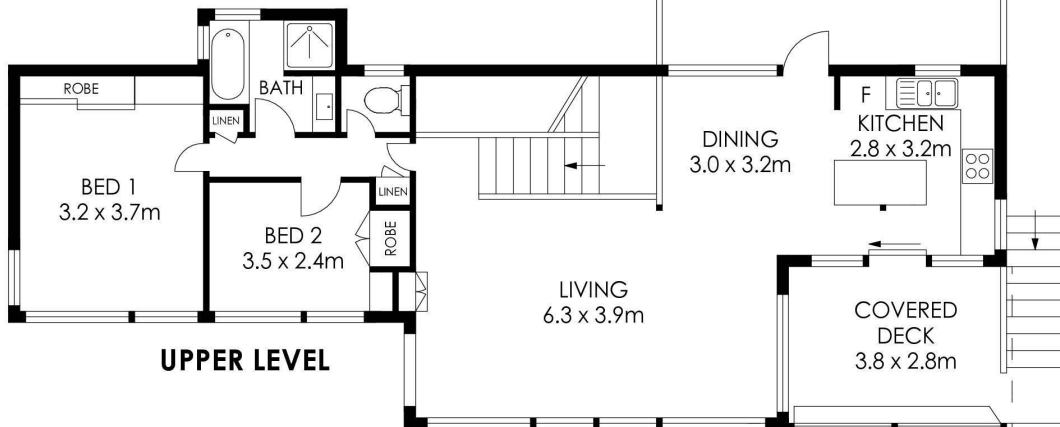
LJ Hooker Palm Beach (02) 9974 5999

1073 Barrenjoey Road, PALM BEACH NSW 2108
palmbeach.ljhooker.com.au | office@ljhpb.com.au

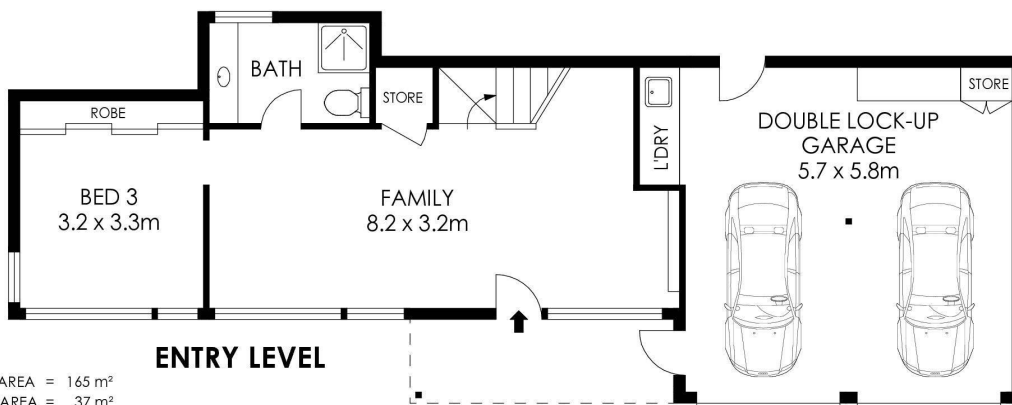




SITE PLAN
(NOT TO SCALE)



UPPER LEVEL



ENTRY LEVEL

APPROX. INTERNAL AREA = 165 m²
 APPROX. EXTERNAL AREA = 37 m²
 TOTAL = 202 m²
 LAND SIZE = 879 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



4 Ocean Road, Palm Beach



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.

