







4 Ocean Road, Palm Beach

Ballycotton - An Exceptional Opportunity to Live at World-Famous Palm Beach

Morning swims, barefoot walks along the sand and the sound of surf drifting through your home, Ballycotton offers a sensational opportunity to make life at the beach your everyday reality. Positioned directly opposite world-famous Palm Beach on prestigious Ocean Road, this classic coastal home captures uninterrupted views along the golden sands, from the rockpools to Barrenjoey Lighthouse.

Cherished by the same family for almost five decades, Ballycotton has been the backdrop to generations of sun-filled holidays and treasured family memories. Now, this tightly held address offers a new owner the chance to embrace an extraordinary beachside lifestyle.

Filled with natural light, the two-storey residence makes the most of its spectacular setting, with bedrooms and living spaces oriented towards the ocean. Upstairs, the kitchen connects to a sun-drenched sunroom where panoramic beach views provide a captivating backdrop to morning coffee or a relaxed afternoon watching the surf. A private rear courtyard offers a sheltered setting for alfresco dining and entertaining.

3 2 2

FOR SALE
EOI Guide $8.75m

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.

The flexible layout includes a cosy living area, bedroom with built-in robes and bathroom on the lower level. Upstairs, open-plan living and dining accompany the kitchen, two further bedrooms with built-in robes, a second bathroom and separate WC. Original oak floorboards and dark timber parquetry add warmth and character throughout.

With the sand and surf just metres from your door, spontaneous swims and long beach days come naturally. Cafes, restaurants, the Golf Club, bus services and the Palm Beach ferry are all within easy reach, completing the appeal of this remarkable coastal address.

- Exceptional Ocean Road position directly opposite world-famous Palm Beach
- Expansive, uninterrupted views across the beach, rockpools and Barrenjoey Lighthouse
- Cherished by the same family for almost five decades
- Three bedrooms with built-in robes, two bathrooms and a separate WC
- Living spaces across both levels, offering flexibility for family and guests
- Original hardwood oak floors upstairs and dark timber parquetry downstairs
- Kitchen with gas cooktop, oven, dishwasher and stainless steel sink
- Light-filled sunroom, level front lawn and private rear entertaining courtyard
- Double lock-up garage and additional driveway parking
- Moments to cafes, restaurants, Palm Beach Golf Club, buses and ferry services

MORE DETAILS

Property ID	BQ2F6Z
Property Type	House
Land Area	936 m2
Including	Water Views







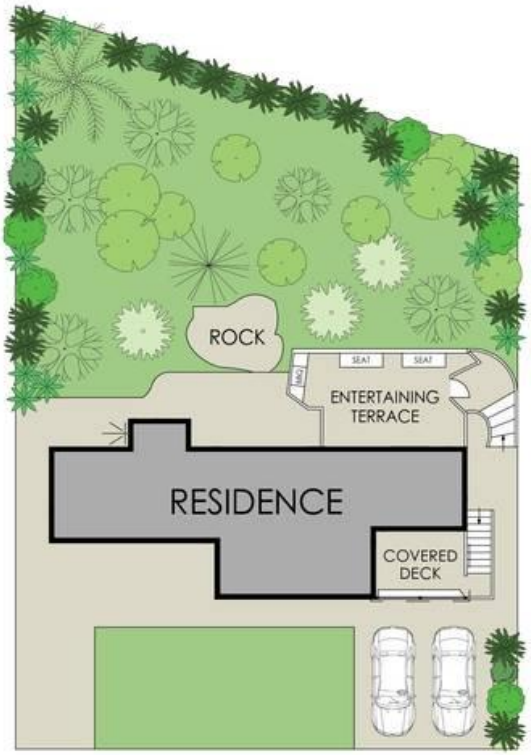




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SITE PLAN
(NOT TO SCALE)



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.

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