







40 Iluka Road, Palm Beach

"Iluka House" Award Winning Waterfront Residence By Alexander & Co.

5 3 3

FOR SALE
Guide: $24m

VIEW
By Appointment

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Rarely does a home embody perfection so effortlessly, but this beachfront haven does just that. Positioned on the coveted shores of Sandy Beach, Palm Beach, this breathtaking waterfront residence, designed by acclaimed Sydney firm Alexander & Co. and featured in multiple publications worldwide, it is a masterclass in understated luxury and coastal sophistication.

Originally a modest 1980s beach bungalow, 'Palm Beach House' has been reimagined into a serene and elegant retreat. Alexander & Co.'s transformation honours its idyllic setting, with expansive glazing and open-plan living that blur the boundaries between indoors and out. Every space is thoughtfully oriented to capture sweeping views across Pittwater, Kuringai Chase National Park, and Lion Island, inviting in natural light and the gentle sea breeze. The design celebrates seamless indoor-outdoor living, ideal for entertaining or quiet reflection, with a beautifully landscaped garden, multiple alfresco zones, and fluid transitions between spaces.

Beyond the pristine surroundings, the sense of awe continues

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throughout the interiors. Inside, the design is a study in balance, feminine, European-inspired touches like steel-framed windows and brass accents are thoughtfully paired with natural materials and a muted palette that reflects the Australian coastal vernacular. Every detail is bespoke and intentional, from artisan lighting and custom joinery to tactile finishes that lend warmth and character, creating spaces that feel both refined and effortlessly lived in.

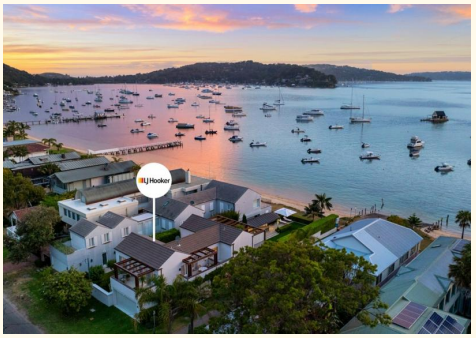
Alexander & Co. have elevated this Palm Beach residence into one of Sydney's most desirable homes, an exquisite waterfront sanctuary in one of the Northern Beaches' most exclusive enclaves, where every day truly does feel like a holiday.
Awards

- 2016 Australian Interior Design Awards (AIDA) Residential Design - shortlist
- 2017 Interior Design Excellence Awards (IDEA) Single Residential - shortlist
- 2017 Interior Design's Best Of Year (BOY) Awards Beach House - shortlist
- 2017 The International Design & Architecture Awards Luxury Residence - shortlist
- 2017 The International Design & Architecture Awards Global Beach House - WINNER
- 2018 Australian Interior Design Awards (AIDA)Shortlist Residential Category
- 2018 Belle Coco Republic Interior Design Awards Best Residential Interior - WINNER

"An ode to restraint and refinement, this Palm Beach residence moves beyond architecture, this is a feeling - and the art of living beautifully by the shore."

MORE DETAILS

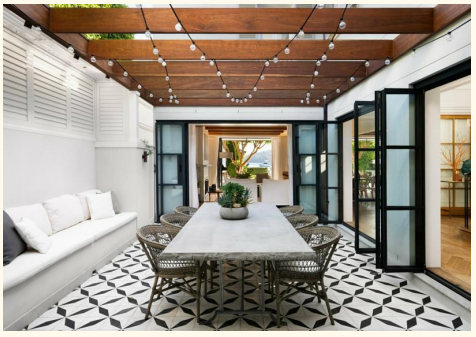
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Property Type	House











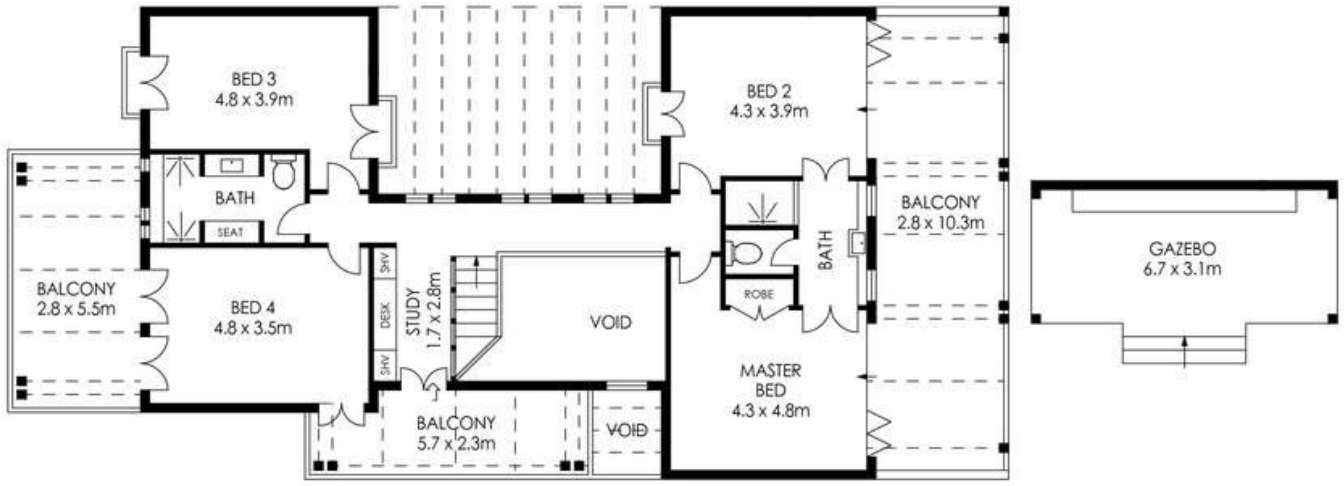
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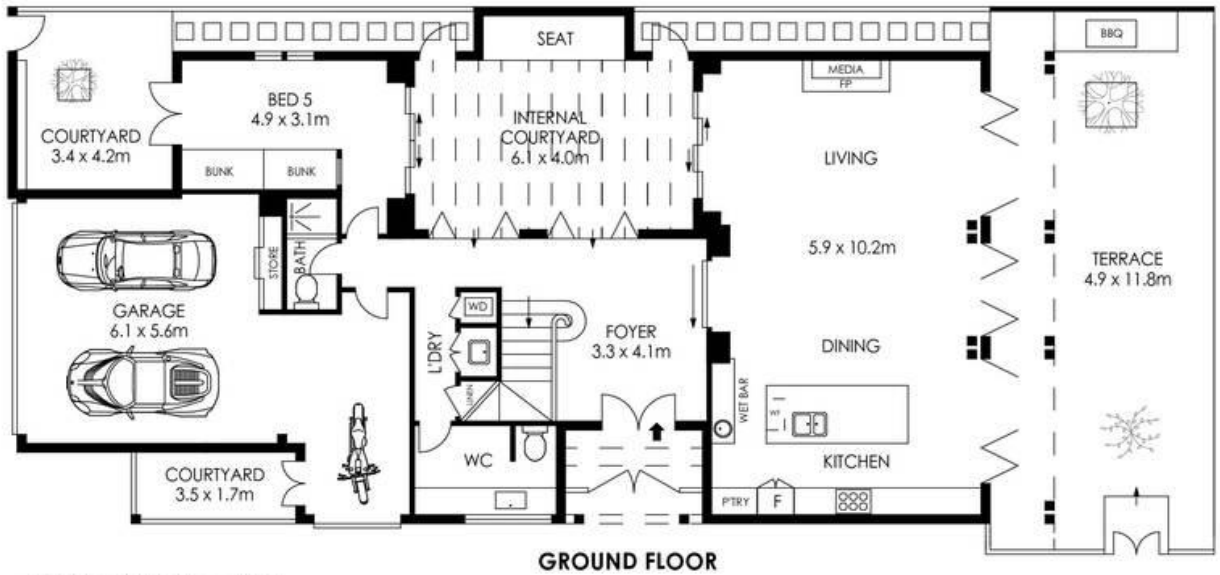
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SITE PLAN
(NOT TO SCALE)



FIRST FLOOR



GROUND FLOOR

APPROX. INTERNAL AREA	=	272 m²
APPROX. EXTERNAL AREA	=	186 m²
TOTAL	=	458 m²
LAND SIZE	=	537.5 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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