



46 Bynya Road, Palm Beach

ALTITUDE 98 | An Extraordinary Architectural Masterpiece Above Pittwater

Completed in 2024, 'Altitude 98' is a breathtaking architectural achievement, commanding an extraordinary position above Pittwater with uninterrupted 180-degree panoramas stretching across Ku-ring-gai Chase National Park to the shimmering city skyline beyond. Set upon an elevated 1,037sqm parcel, this landmark residence delivers approximately 1,000sqm of refined internal and entertaining space, masterfully designed to celebrate its remarkable natural surrounds.

Spanning three luxurious levels, the home comprises five lavish bedroom suites, each appointed with private ensuites and walls of bi-fold glass that perfectly frame the mesmerising water vistas. A fully self-contained guest studio occupies the lower level and enjoys its own impressive 16-metre frontage to the view, offering exceptional flexibility for guests, extended family or executive accommodation.

Designed to embrace seamless indoor-outdoor living, expansive lounge and dining spaces effortlessly extend onto sun-drenched terraces, landscaped gardens and a spectacular heated horizon-view pool with retractable screens for year-round enjoyment and minimal

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FOR SALE

Guide: \$10.9m

VIEW

By Appointment

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maintenance. Multiple louvre-enclosed balconies further enhance the home's all-weather entertaining credentials, while every detail has been carefully curated to deliver sophistication, comfort and longevity.

At the heart of the residence, the gourmet chef's kitchen showcases premium V-ZUG and Miele appliances, striking porcelain island benchtops, twin Franke sinks and a stunning window splashback capturing tranquil bushland vistas. Luxurious finishes continue throughout, including bespoke sandstone detailing, Carrara marble accents and twin-sided bio-ethanol fireplaces that create warmth and ambience across the living spaces.

A dramatic arrival sequence sets the tone, with soaring sandstone entry walls, illuminated water features and a statement brass-studded copper front door with remote access. Lift access to all principal levels, advanced CCTV security and extensive off-street parking for up to seven vehicles further elevate the home's exceptional calibre.

From golden sunrises over the Pacific Ocean to spectacular sunsets across Pittwater, 'Altitude 98' presents an extraordinary lifestyle sanctuary defined by prestige, privacy and world-class design.

Accommodation Features

- Newly completed architectural residence of exceptional scale and craftsmanship
- Approximately 1,000sqm of luxury internal living and entertaining space
- Five oversized bedroom suites, each with private ensuite bathrooms
- Self-contained guest studio with an expansive 16m frontage to Pittwater views
- Heated indoor horizon-view pool with retractable screens for effortless year-round enjoyment
- Bi-fold glass doors throughout to maximise natural light and capture the panoramic outlook
- Thoughtfully designed without fixed carpets or curtains for enhanced air quality and easy maintenance
- Designer chef's kitchen appointed with premium V-ZUG and Miele appliances
- Porcelain island benchtops in both the main kitchen and butler's pantry with twin Franke sinks
- Window splashback framing tranquil bushland views
- Luxurious master retreat with Carrara marble-surround fireplace
- Twin-sided sandstone bio-ethanol fireplace connecting the living and dining domains
- Lift access to all principal levels with integrated security controls
- Louvre-enclosed balconies designed for year-round entertaining and comfort

External Features

- Elevated 1,037sqm landholding with protected, never-to-be-built-out views
- Impressive 3m sandstone entry walls with integrated warm LED lighting
- Porcelain stepping stones set above a striking water feature entrance
- Statement brass-studded copper front door with remote access capability
- Professionally landscaped gardens featuring native Angophora and Eucalyptus trees
- " Multiple terraces and entertaining zones overlooking Pittwater
- " Level access with secure off-street parking for 6—7 vehicles, including a double carport
- Advanced CCTV security system with both local and global monitoring

Perfectly positioned moments from beaches, boutique shopping, cafés and restaurants, prestigious schools, national parks, boating facilities and the Palm Beach Golf Club, this extraordinary residence offers a rare fusion of architectural excellence and relaxed coastal luxury - all within approximately one hour of Sydney CBD by car or express bus.

MORE DETAILS

Property ID	BWMF6Z
Property Type	House
Land Area	1037 m2

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Approx Internal Area: 1000m²

Approx Land Area: 1037m²

Disclaimer: Every precaution to verify the accuracy of the above details has been taken. However, prospective purchasers are advised to make their own enquiries.