




46 Sunrise Road, Palm Beach

5  4  2 

An Architectural Masterpiece of Privacy, Prestige and Panoramic Beauty

Positioned for complete seclusion and breathtaking views, this exceptional residence commands a world-class panorama stretching across the shimmering waters of Pittwater, the golden sands and surf of Palm Beach, and the iconic Barrenjoey Lighthouse. A rare and remarkable offering, it is a masterpiece in design and craftsmanship.

A Spectacular Statement Home: Designed by renowned local architect Ray Gill, with dramatic cantilevered forms, graceful curves, and striking sandstone feature walls - this 2004 Belvedere-built residence is a multi-award-winning triumph curated as one of the finest properties in Palm Beach.

Unmatched Vistas: Elevated on a 1,258sqm parcel of lush, landscaped gardens, the home enjoys sweeping, uninterrupted views of Barrenjoey Headland, the Lighthouse, Palm Beach and over to Lion Island and out to the Central Coast.

Superior Craftsmanship: Constructed of solid block and concrete, the residence boasts soaring ceilings, rich timber floors, and expansive

FOR SALE
\$26,500,000

AGENTS

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

BJ Edwards
0420 304 140
bjedwards@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**

glass that seamlessly brings the outside in.

Refined Living and Entertaining: A generous living area with fireplace, a separate formal dining space, and a sleek chef's kitchen with stone finishes, Miele appliances, gas cooking, and a dumbwaiter. Bi-fold doors open to a large entertaining terrace overlooking the infinity-edge pool.

Flexible Layout: A guest retreat or 5th bedroom with ensuite and private lounge with wet bar offers versatility for multigenerational living or hosting.

Ultimate Luxury: The private master wing includes a luxe ensuite, bespoke robes, and sweeping views. A separate self-contained studio with kitchenette adds further lifestyle or income potential.

Resort-Style Features: A sauna, home gym, double lock-up garage, and workshop add to the home's impressive amenities. Stroll to the beach, Pittwater, ferry, restaurants and cafes.

This is more than a home - it's a lifestyle of rare beauty, peace and prestige. Every element has been thoughtfully crafted to celebrate the natural surrounds, with panoramic views that will leave you breathless and spaces that invite effortless living and entertaining.

Framed by nature and bathed in light, this is your chance to secure an unparalleled sanctuary in one of Australia's most iconic coastal settings. A once-in-a-generation opportunity to embrace the extraordinary vista of Sunrise Road, Palm Beach.

MORE DETAILS

Property ID	BNMF6Z
Property Type	House
Land Area	1258 m2

David Edwards 0415 440 044

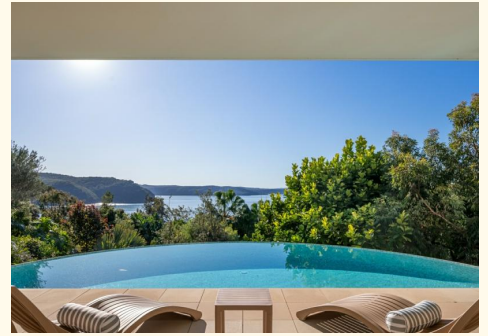
Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | dedwards@ljhpb.com.au

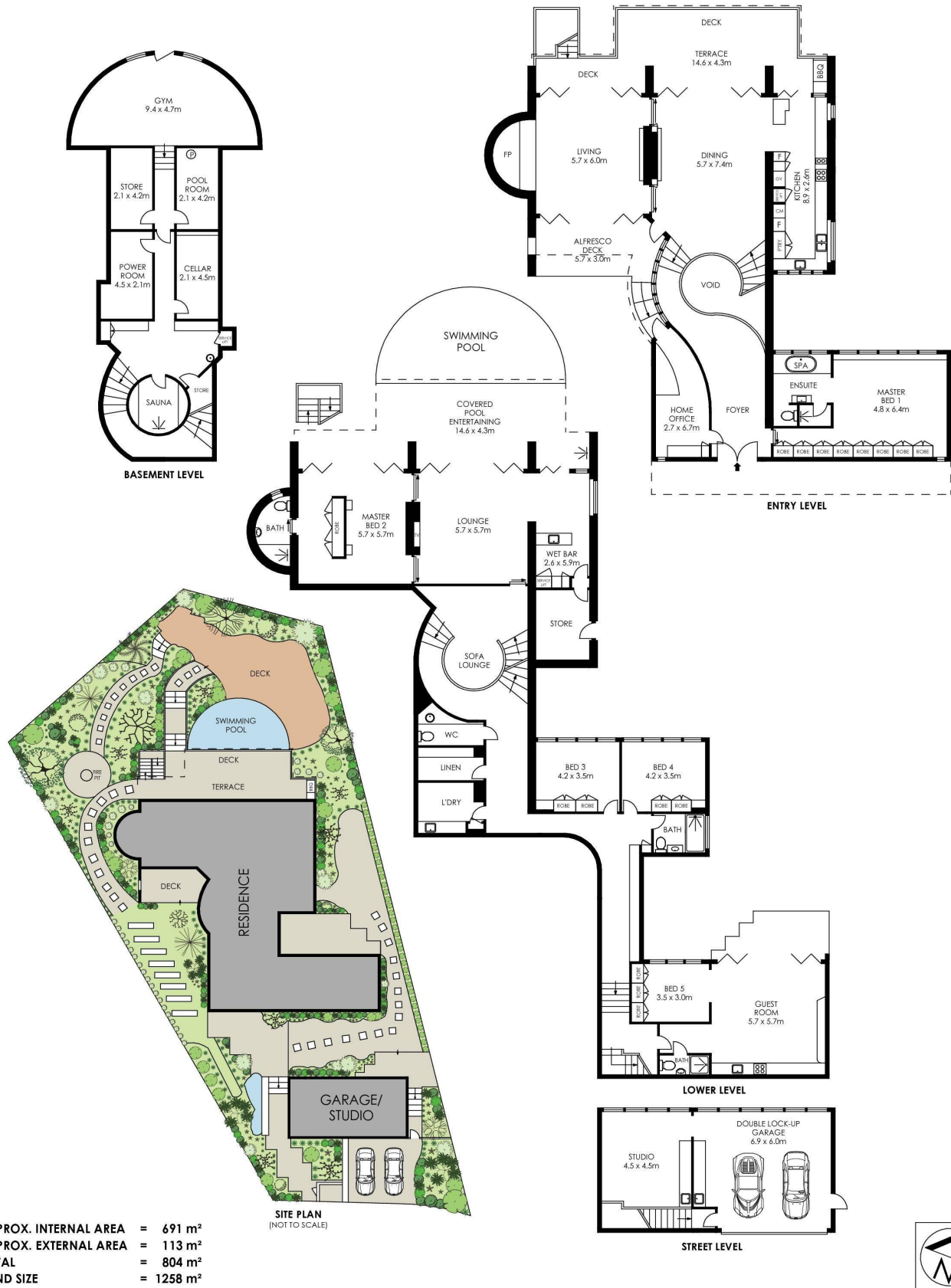
BJ Edwards 0420 304 140

Licensed Real Estate Agent | bjedwards@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





APPROX. INTERNAL AREA = 691 m²
APPROX. EXTERNAL AREA = 113 m²
TOTAL = 804 m²
LAND SIZE = 1258 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

46 Sunrise 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.