



9 Currawong Avenue, Palm Beach

## Timeless Palm Beach Hideaway, Footsteps From Pittwater

Tucked away in one of Palm Beach's most peaceful pockets, this sensitively renovated cottage strikes the perfect balance between heritage charm and modern coastal living.

Set on a rare level 603 sqm block in a tightly held cul-de-sac, the single-level residence is just across from the tranquil Pittwater foreshore and all that it has to offer. The street itself is one of Palm Beach's best-kept secrets, lined with character-filled fisherman's cottages and free from through traffic, it has the relaxed feel of a secluded holiday retreat.

Transformed through a significant redesign by Corben Architects, this already stunning residence has been elevated into a luminous haven of space and style, where every thoughtful finish reflects an effortless sense of relaxed elegance.

Inside, the home unfolds into a light-filled sanctuary with a flexible layout that includes a fully self-contained one-bedroom granny flat. The open-plan living, kitchen, and dining area flows effortlessly to the outdoors through expansive glass doors, creating a seamless connection between indoor and outdoor living.

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**FOR SALE**  
\$3,800,000

### AGENTS

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### AGENCY

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(02) 9974 5999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

In the front yard, a shaded balcony overlooks a sprawling gum tree and the peaceful street, set against the backdrop of filtered views north to the bay. At the rear, a lush garden oasis awaits, complete with a covered timber deck, level lawn, BBQ area, and water feature, perfect for summer BBQs with friends or enjoying a quiet moment.

Whether you're seeking a serene family home, a beachside weekender, or a dual-living investment opportunity, this timeless retreat delivers on every front. With its rare blend of character, comfort, and location, it offers an unrivalled lifestyle in one of Sydney's most coveted coastal enclaves.

#### Features Include:

- Prime level block on a tightly-held and sought-after Palm Beach cul-de-sac, just metres from Currawong Reserve and Pittwater's sparkling shoreline
- Engineered timber flooring throughout living areas; plush carpet in bedrooms
- Ceiling fans, plantation shutters, and generous storage throughout, including loft space and built-in window seat/storage compartments
- Three spacious bedrooms, including a master with built-ins, storage cupboard, and ensuite with double vanity
- Self-contained one-bedroom granny flat with private side access, internal laundry, open-plan living, kitchen and dining, modern bathroom, built-ins, skylights with shutters, ceiling fans, and a gas bayonet point for heating during winter
- Expansive open-plan living with blackout blinds and large glass sliding doors that open to the outdoor deck
- Ambient wood burning fireplace for cosy evenings, Convenient gas bayonet points installed for effortless connection of outdoor or indoor gas heating appliances, enhancing flexibility and comfort
- Two well-appointed bathrooms featuring waterfall showers, heated flooring, and heated towel rails in main bathroom
- Modern kitchen with marble island benchtop, gas stove, two ovens, steamer, dishwasher, LED lighting, and ample cabinetry
- Butler's pantry with integrated laundry
- Dedicated study nook with a barn door for privacy
- Landscaped rear garden with timber deck, water feature, BBQ area, and level lawn
- Integrated bar heating installed in the undercover terrace roof, radiating warmth onto the back deck to ensure year-round outdoor comfort

- Outdoor shed for additional storage
- Pristine front yard with balcony overlooking level lawn, manicured gardens and a beautiful mature gum tree illuminated at night by garden lights
- Solar panels positioned on the rear roof feed into 2 Tesla Powerwall 3 batteries, providing up to 27,000 kWh of storage for efficient energy use, reduced power bills, and reliable backup supply
- Two-car undercover carport, additional driveway parking, plus off-street parking
- Close to schools, dog parks, sports fields, shops, cafes, restaurants, and buses to Manly and Wynyard

## MORE DETAILS

Property ID	BQAF6Z
Property Type	House
Land Area	603 m2

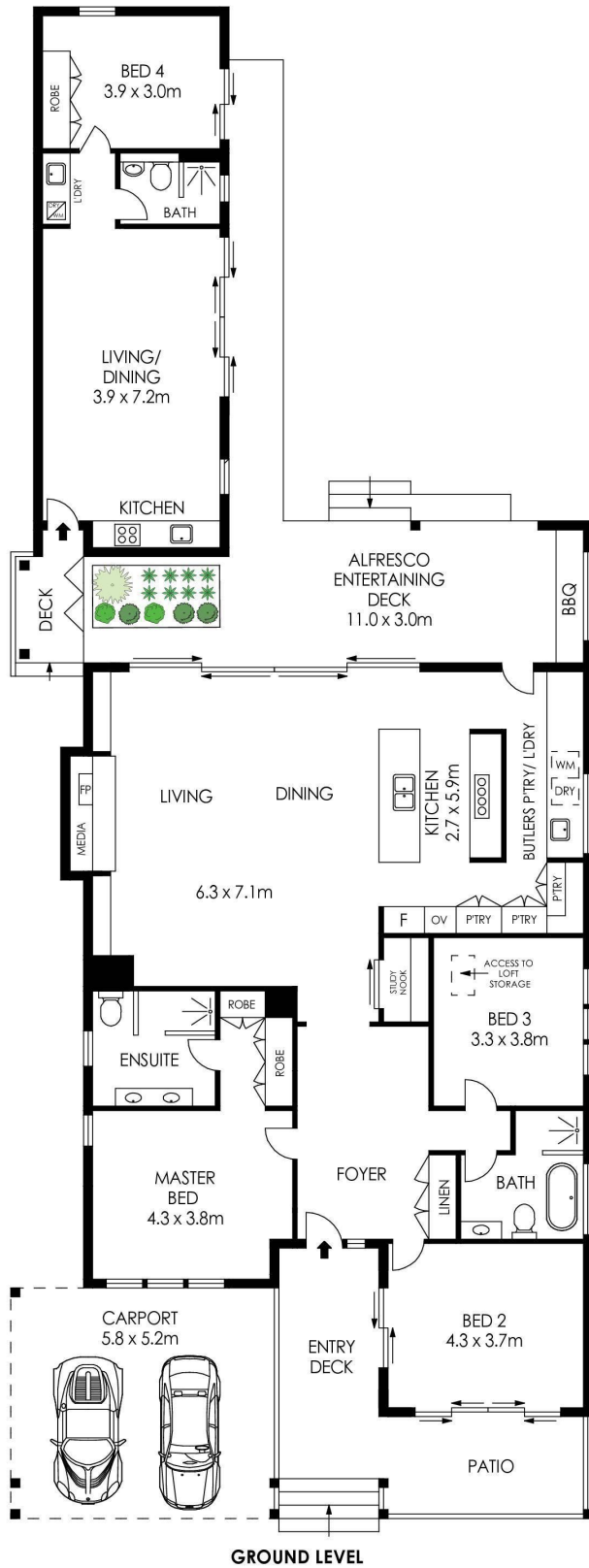
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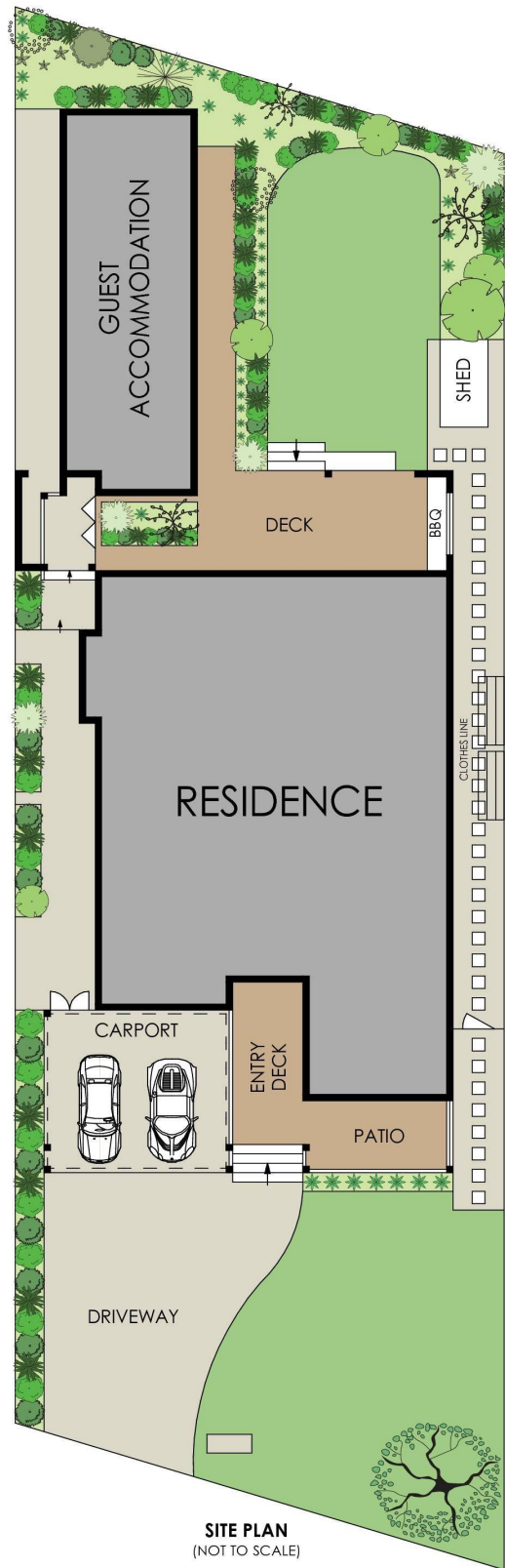
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APPROX. INTERNAL AREA = 205 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 100 m<sup>2</sup>  
 TOTAL = 305 m<sup>2</sup>  
 LAND SIZE = 695 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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