

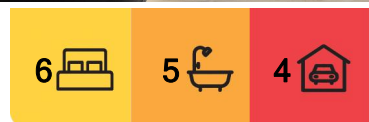
## Palm Beach, 90 Bynya Road

ALLURE: Barefoot chic. The coolest home in Palm Beach

The wow-factor is simply off the charts: a sensational transformation combined with a bold designer's eye has turned this retreat into one of the most captivating homes in Palm Beach. Set high on a level ridgeline and capturing 270° views across the entire coastline, its sophistication is drawn from the streamlined simplicity of the design, paired with richly layered, textural elements throughout the home.

The layout is ultra-stylish and loaded with the kind of flexibility every family is looking for. The main floor boasts free-flowing interiors anchored by striking, curved staircases to levels above and below; the layout flows easily from the designer kitchen to a sheltered entertaining terrace featuring a stunning custom inbuilt BBQ kitchen overlooking the sunlit pool, level lawns and established gardens. There are two spacious bedrooms on this floor, both with custom built-ins, with the lavish master suite claiming the entire upper level.

Just off the poolside is a generous rumpus, bathroom and sauna, along with a gorgeous,



**For Sale**  
Contact Agent

**View**  
By Appointment

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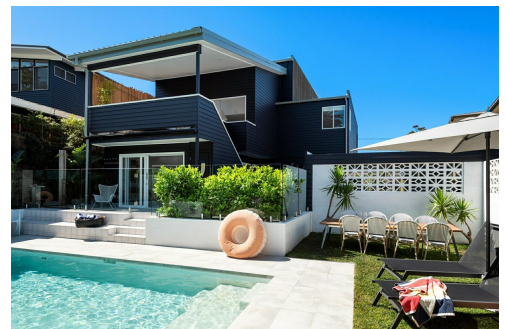


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**LJ Hooker Palm Beach**  
(02) 9974 5999

freestanding studio in the garden - perfect for weekend guests or teens. Also on this floor is a superb two-bedroom apartment with a separate entrance; it offers the ability to fully self-contain, creating an exceptional holiday rental right between two iconic beaches.

- Barefoot luxury: three stunning levels of living + entertaining options
- Finest contemporary materials used in service of space, light and flow
- Fluid, open layout crafted with custom-joinery and bespoke finishes
- Accommodates and easily adapts to a family's changing lifestyle needs
- Sleek, designer kitchen features a full suite of imported appliances
- Sky-blue mineral pool, child-friendly lawns, well-established gardens, sunlit all day
- Gorgeous entertaining terrace just off the kitchen on the main floor
- Top floor master retreat; spectacular views, chic ensuite, walk-in robes
- Two-bedroom suite on ground floor offers potential to fully self-contain
- Gorgeous poolside studio; ideal for guests or work from home option
- Ultra-contemporary bathrooms w/imported tiles, one includes a sauna
- Designer lighting, gas fireplace, ducted air, outdoor shower, 10kw solar
- 270° views of the coastline and set between two iconic beaches



## More About this Property

<b>Property ID</b>	APTF6Z
<b>Property Type</b>	House
<b>Land Area</b>	740 m2
<b>Including</b>	Ocean Views Pool Water Views

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APPROX. INTERNAL AREA = 312 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 44 m<sup>2</sup>  
 TOTAL = 356 m<sup>2</sup>  
 LAND SIZE = 740 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

