



90 Bynya Road, Palm Beach

The wow-factor is off the charts! Bold, Flexible, Pool and Sun!

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, 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

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FOR SALE

Asking Price \$4.55m

VIEW

Wed 10th Jun @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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 **LJ Hooker**

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 DETAILS

Property ID	APTF6Z
Property Type	House
Land Area	740 m2
Including	Ocean Views Pool Water Views

Peter Robinson 0401 219 077

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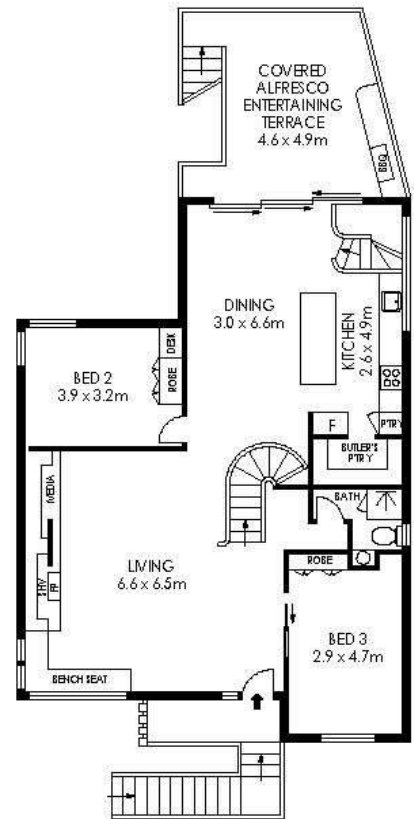
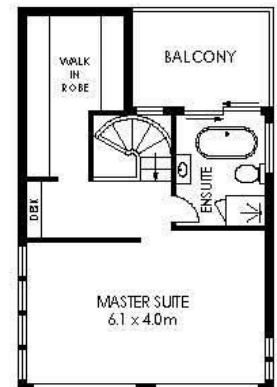
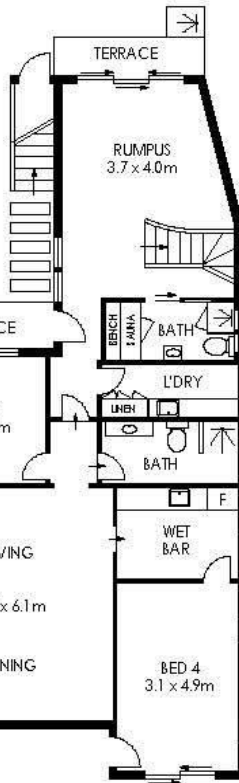
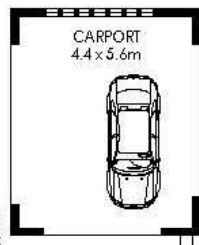
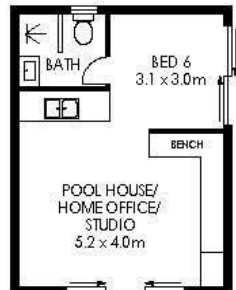
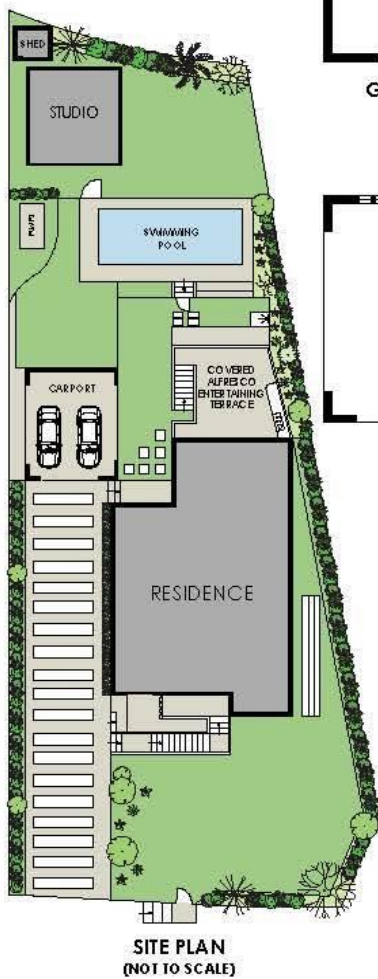
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APPROX. INTERNAL AREA	=	312 m ²
APPROX. EXTERNAL AREA	=	44 m ²
TOTAL	=	356 m ²
LAND SIZE	=	740 m ²



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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