



Lot 332 Hawkesbury River, Patonga

## Introducing "Patonga Cottage" Patonga




Perched on a highly sought-after southern headland, you'll find this adorable original cottage that's all about those perfect north-facing vibes. It serves up some seriously breathtaking views of Patonga Beach right across from you, and it's not stopping there —you've got a front-row seat to Patonga village, the peaceful Creek, and the grand National Park.

From this spot, soak in open views all the way to Brisk Bay and the vast ocean, with Lion Island and Barrenjoey Headland adding some extra oomph to the scenery. Hop on a private boat or kayak for a quick jaunt from the Patonga mainland, plus you've got your designated parking if you're a Creek resident. And the best part? There are easy stairs that'll lead you straight to the elevated cottage from the beach at your doorstep.

This location is cherished by the locals; it's an absolute gem for beachfront living and a real adventure waiting to happen. On one side, you've got a long stretch of sandy beach, and on the other, you're wrapped in the beauty of Brisbane Water National Park.

- Direct waterfront reserve onto Patonga Creek, creating an idyllic summer haven to watch boats come and go, and children at play.

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.

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**FOR SALE**  
For Sale \$1.5m

**VIEW**  
By Appointment

**AGENTS**  
Dennis Kennelly  
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**AGENCY**  
LJ Hooker Palm Beach  
(02) 9974 5999

 **LJ Hooker**

- Access to beautiful sandy beaches right in front of the property.
- The cottage exudes an easy, comfortable ambiance, reminiscent of a bygone era.
- The accommodation layout comprises a main living/dining room, two bedrooms, a TV or rumpus room (which can serve as a third bedroom), a kitchen, and a combined bathroom/laundry.
- The wall-to-wall glass frontage bathes the interior in natural light and provides an exquisite water view.
- This character cottage is not only a delightful residence but also an ideal holiday escape.
- Potential for future development (subject to council approval).
- Equipped with a split air conditioning unit, water sourced from tanks, mains power, and a flushing composting system.

But wait, there's more! It's just a quick 15-minute water taxi ride from Palm Beach, or you can catch a regular ferry from Palm Beach to reach the Patonga mainland. This spot is something truly special, and it's a once-in-a-lifetime kind of deal. Don't miss out!

## MORE DETAILS

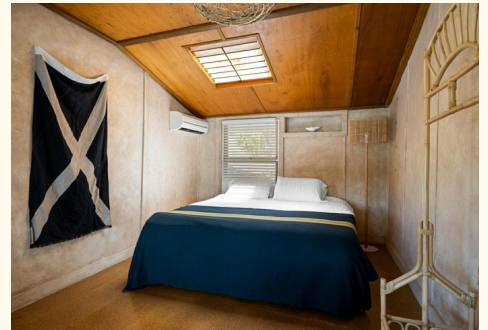
Property ID	B81F6Z
Property Type	House
Land Area	335.13 m2
Including	Built-in-Robes
	Area Views
	Beach Front
	Ocean Views

### Dennis Kennelly 0477 977 971

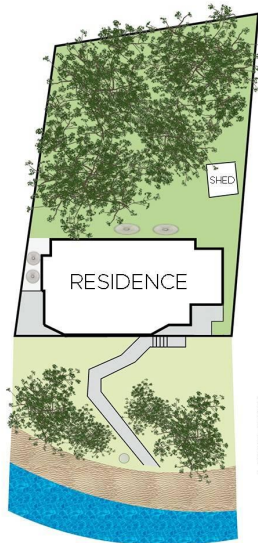
Licensed Real Estate Agent | Residential and Commercial |  
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### LJ Hooker Palm Beach (02) 9974 5999

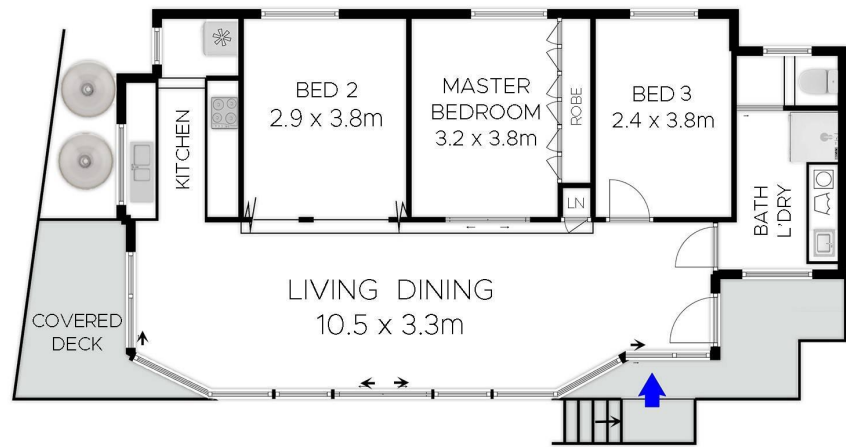
1073 Barrenjoey Road, PALM BEACH NSW 2108  
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# Lot 332 Patonga NSW



SITE PLAN



This floorplan is for illustrative purposes only and should not be taken as an exact representation of the property. Measurements and aspect are approximate only and may not be to scale.