

100000 Barrenjoey Road, Palm Beach

BY NEG

Need a break?

Super Saturday - Saturday 21st June, 2008

15 Properties Open for inspection in Palm Beach and Whale Beach.

Special Offer: Attend any L.J. Hooker Palm Beach/Whale Beach Open For Inspection on Saturday the 21st of June and receive a voucher for a FREE Coffee and Muffin - This is redeemable from seasoned Cafe Palm Beach, 1097 Barrenjoey Road, Palm Beach on Saturday the 21st or Sunday 22nd of June ONLY.



16 Diggers Crescent, Great Mackerel Beach

\$775,000

Large North Facing Block, Perfect Weekender, Ideal Location.

Positioned on what is regarded as a most idyllic holiday home destination, Mackerel Beach, sits this quaint, character filled, 2 bedroom cottage. Offering a stunning North facing aspect, this sun filled home is position on 1018sqm of completely level land and is within a 5 minute walk of the safe and sandy beach for which Mackerel is renowned for. Purchase the property and use it "as is" or renovate and expand to further capitalise.



10 Stromboli Place, Bilgola Plateau

Around \$930,000

By Appointment

Pittwater Panoramas - Quiet, Peaceful and Tranquil Location

Located in a supremely quiet location at the end of a short cul-de-sac, the views from this versatile home are simply stunning.

- Glorious outlook across Pittwater will take your breath away
- Brick and timber home with further potential - move in now or renovate and capitalise upon the views and location
- Spacious open plan living room and full length deck overlooking Pittwater



608 Barrenjoey Road, Avalon

\$975,000

By appointment

Level Stroll to Beach - Great Family Home

In a sought after, central location with a low-maintenance courtyard style garden, this terrific house is ideal for the busy, beach-loving family.

- Open plan, timber floored living area
- Large alcove is ideal as study or computer room
- Separate family room is great for TVs and toys
- Central kitchen allows you to keep an eye on the kids
- Original bathroom allows scope for your taste and style
- Upstairs, the main bedroom suite occupies the top floor, and includes air conditioning, walk in robe



6/39 Iluka Road, Palm Beach

Auction 9th September 2008 at 6:30pm

Luxury Palm Beach Apartment Living

Set in the boutique "Iluka Apartments", across the road from Snapperman Beach, this second floor, double fronted 2 bedroom luxury apartment has a level of finishes unrivalled by other apartments. Enjoying abundant natural light and space, this easy care property features:-

- A huge balcony that stretches along the apartment, overlooking the heated pool, spa and across to the Ku-ring-Gai National Park
- Two bedrooms, main with built in wardrobes, plus enclosed studio.
- 98sqm of floor space



14/39 Iluka Road, Palm Beach

Auction 9th September 2008 at 6:30pm

Modern Apartment with Superb Level of Finish

Positioned on whisper quiet Iluka Road opposite Snapperman Beach, this relaxed two bedroom apartment features:-

- Two large bedrooms, the main opening out onto a private deck
- Two well designed bathrooms, the en-suite featuring air-jet spa bath
- A huge balcony that stretches along the apartment, overlooking the heated pool, spa and across to glimpses of Pittwater and the Ku-ring-Gai National Park
- Over 100sqm of floor space including open plan living room opening out onto the balcony

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3/1073 Barrenjoey Road, PALM BEACH

\$1,295,000

Immaculately Presented Two Bedroom Apartment

Immaculately presented, bright & sunny garden apartment, situated in a small security block & features a private courtyard foyer & elegant entrance hall, sunny North/West aspect & private garden & terrace. Two large bedrooms, one with built-ins & the main with en-suite and walk-in robe. Features include: spacious open plan living & dining area with floor to ceiling windows & doors, kitchen with dishwasher & granite benchtops, internal laundry, storage & security parking.



Apartment 4 and Commercial 12/1073 Barrenjoey Road, Palm Beach BY NEG

Unique Opportunity - Commercial Space & Residential Apartment!

For sale, in one line only, are this modern one bedroom apartment and rare Palm Beach commercial space. Imagine being able to reach work faster than you can get to your car!

Residential Apartment -

- One bedroom, one bathroom, one garage ground floor apartment
- Located in the sought after and rarely offered "Reflections" building
- Large open plan living, dining and kitchen
- Opens out onto large, sunny terrace, perfect for entertaining

Commercial Space -



956 Barrenjoey Road, Palm Beach

\$1,350,000+

Pittwater Panoramas - Relaxing, Peaceful and Tranquil Setting

Positioned above the canopy of the tree line, the views from this private home are simply stunning.

- Full length timber deck enjoys Pittwater vista and glorious sunsets
- Large living area has glass doors which open up onto the deck and welcome the view inside
- Large brick home that is very comfortable as is or can be transformed into your dream Palm Beach retreat
- Three bedrooms, the main large with great views
- A second large living area downstairs



862 Barrenjoey Road, PALM BEACH

\$1,380,000

Saturday 1 - 1:45pm

Relaxing, Peaceful and Tranquil Setting - Superb Pittwater Views

Supremely quiet and positioned above the canopy of the tree line, the views from this very private home are simply stunning. Let the panorama restore your senses and calm your spirit.

- Glorious 180 degree outlook across Pittwater will take your breath away
- Bright and spacious open plan living room and full length deck just perfect for entertaining
- Separate family room, formal dining or large home office
- Original kitchen allows you to modernise to your own design



lot 4 & 5 Coasters Retreat, Coasters Retreat

BY NEG

'Slice of Heaven'- Enormous Potential and Stunning Pittwater Views

The cottage accommodates an open plan kitchen/family room, 2 bedrooms and a bathroom.

The whole house has recently been restored with polished pine floors and renovated bathroom, kitchen and newly painted walls, making this home perfect as a weekend to lock up and leave with ease, yet still providing ample opportunity for further capitalization.



37 Monash Avenue, Great Mackerel Beach

\$1,500,000

Sophisticated And Stylish Beach House - Decadent Weekender!

This holiday home is just a couple of hundred metres stroll to the safe and sandy beach at Mackerel. North facing private secluded and serene lies this beautiful retreat awaiting your arrival.

- Open plan living surrounded by light and spaciousness you immediately feel a sense of tranquillity
- Large covered decks to entertain with a mezzanine floor above offering the sleeping accommodation plus also a self contained bunk room or work shop

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61 Myola Road, Newport

\$2,000,000+

By Appointment

Character Beach home, North Aspect, Ocean Outlook

Located in a prime Newport Beach location within a moments walk to the beach and with district and ocean outlooks, this family beach home features:

- Perfect North aspect providing sun all day
- Family friendly 700sqm block with level entry
- A parents retreat area with bedroom, lounge, study, bathroom and balcony overlooking Newport beach and beyond
- A large teenage bedroom or studio with separate entrance - room to renovate further to create a fully self contained area



5 Woorak Road, Palm Beach

BY NEG

Sandy Point Cottage

This fabulous beach house has an exceptional location in Palm Beach – within walking distance to Pittwater's Sandy Point, Snapperman Beach, cafes and restaurants. Situated on a level 525sqm block adjacent to Sandy Point Reserve this classic timber cottage features three bedrooms, including a private retreat with separate entrance.

Relax and enjoy the open plan living area with an entertaining deck overlooking a tranquil tropical garden. The uncluttered elegance and timber floors create a stylish look.



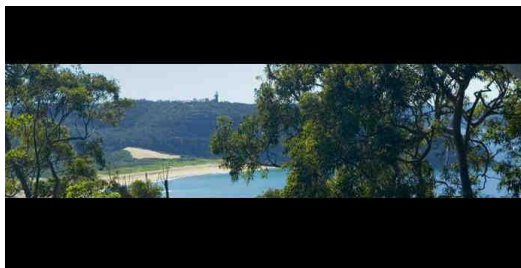
Apartments 6 and 14/39 Iluka Road, Palm Beach **Auction 9th September 2008 at 6:30pm**

RARE PAIR - For Sale in One Line OR Individually

Here is a rare chance to purchase an adjoining pair of apartments in Palm Beach. Numbers 6 and 14 are unquestionably the best quality apartments in this modern block. On offer are two 2 bedroom luxury, easy-care apartments with a common wall, double frontage, and huge wrap around verandas. The total footprint for the two apartments is over 200 sqm.

No 6 is 2 bedroom plus studio with 1.5 bathrooms and a car space.

No 14 is 2 bedroom plus 2 bathrooms, car space & storeroom.



84 Pacific Road, Palm Beach

\$2,300,000+

Bathed in Northern Sunshine - "Vale Ni Wai"

-2 storey beach house with views to Barrenjoey Lighthouse, the ocean and Pittwater

-Spacious north facing balcony, ideal for entertaining

-Light, bright and open plan living and dining areas

- Huge, modern granite kitchen with casual dining and access to sandstone barbeque terrace

- Upstairs: Flexible 3 bedroom layout with en-suite and spa bathroom

- Downstairs: self-contained studio apartment or home office and 4th bedroom with en-suite

Large 2 car garage, huge storage, plus additional parking



6 Beauty Drive, Whale Beach

\$2,500,000+

Position....Potential....Panorama....Perfect.....

Offered for the first time since it was built in the 1980's, this neat and tidy Whale Beach cottage will immediately strike a chord with the astute investor and home owner alike.

Boasting excellent Whale Beach, ocean and Dolphin Bay views, the potential for an even bigger sweeping panorama exists via redevelopment of the site (STCA). Currently, the comfortable 4 bedroom brick and tile cottage is ideal as a family home or weekender, but there is no doubt that the site could be capitalised upon.



6B Surf Road, Whale Beach

\$2,800,000

Contemporary Free Flowing Home with Beach and Pittwater Vistas!

Astride the "saddle" of Barrenjoey headland, this contemporary home commands Pittwater and Whale Beach views to die for from nearly every room. The spacious, free-flowing design embraces the vistas of Careel Bay and Whale Beach with huge windows & full length glass doors.

The home features imported ceramics, sweeping wrought-iron staircase, and private plunge pool. Three bedrooms, 3.5 bathrooms and a self-contained teen retreat, guest or staff quarters.

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2 Livistona Lane, Palm Beach

\$3,000,000+

By Appointment

Premiere Palm Beach Land

In a highly prestigious location and with a North-East aspect this fabulous block of land is a rare offering for the first time in 40 years. Put simply this is an opportunity that cannot be missed. This private and prestigious address has breathtaking views that overlook Palm Beach, Barrenjoey Headland and the ocean. North East facing with great potential this blue chip vacant land is situated on a 720sqm block of prime real estate. short walk to the beach!



1 Coasters Retreat, Coasters Retreat

\$3,000,000

Breathtaking Bush Oasis Set on the Pittwater Waterfront

Welcome to Coasters Retreat's finest and most significant property.....Located in a prominent north-east facing location, the property overlooks a world class vista of Barrenjoey Headland, sweeping golden beaches, and the intimate bays and inlets of Pittwater. Lot 1 Coasters Retreat is set in one of the most sought after offshore, waterfront positions. Established on approximately 2500sqm is this special home where life can take on a change of pace. Country style 5 bedroom, 3 bathroom residence.



4 Corniche Road, Church Point

Price On Application

Exquisite Contemporary Style With 180 Degrees Of Intimate Pittwater

Introducing a new level of sophistication and style whilst embracing the tireless Northerly views of stunning Pittwater. A truly impressive home recently completed offers exceptional outdoor entertaining facilities with the ease of flow from the gourmet, German designed kitchen. The home incorporates Asian influences whilst maintaining an elegant and neutral taste of decor and a comfort which most modern homes tend to lack. The home consists of 4 large bedrooms, 3 including private ensuite's.



40 Norma Road, Palm Beach

\$3,290,000

Dramatic North Aspect and Views, Classic Palm Beach Weekender

Unrestricted panoramic northerly ocean views form this charming, classic beach house. Enjoying one of Palm Beach's most dramatic vantage points, this perfectly presented weekender exudes a relaxed coastal appeal. Set on a 741sqm approximate dual-access block with additional frontage to Whale Beach Road, it could be extended or completely redeveloped STCA to create a substantial home befitting its exclusive position. Downstairs you'll find two bedrooms, an authentically preserved 1950s bathroom and large laund.



3 Norma Road, Palm Beach

\$3,500,000+

Classic Whale Beach Panorama - Versatile Beach Home

Located in a prime Palm Beach position, you and your family won't be able to resist falling in love with the fabulous lifestyle for which Palm Beach and Whale Beach is famous.

- Well constructed brick property in enviable beachside location
- Majestic Views span Whale Beach from The Wedge to the pool and across the ocean from headland to headland
- Spacious terraces entertain lazy days and balmy nights
- Large lounge & dining + modern kitchen & family room



320 Whale Beach Road, PALM BEACH

\$3,500,000+

Bathed In Sunshine - Boasting Beautiful Views

- Envious north east aspect offers year-round sunshine
- Spacious, open plan living with timber floors adjoins the wide, deep balcony to create terrific indoor-outdoor entertaining areas, with a magnificent ocean outlook
- Functional, sleek and stylish kitchen makes you the centre of attention
- Separate family room adjoins a sunny, sheltered patio and terraced garden
- Further flexible living space could be a study or second tv room
- Each of the 3 bedrooms upstairs enjoy water views.

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15 Bynya Road, Palm Beach

\$3,500,000



Terrific House, Fantastic View - The Best of Both Worlds

A glorious sun-drenched location with an amazing panorama spanning Whale Beach is yours to enjoy at this substantial made-for-the-family beach house.

Features include:-

- Fantastic views across Whale Beach, from The Wedge to the pool
- Totally practical, very functional family house with real room to move
- Defined living areas give parents and teens their own spaces
- Main family living, dining and kitchen are the heart of the home
- Second living area with open fire and an ocean view backdrop

83 Bynya Road, Palm Beach

\$4,000,000+



Expansive Whale Beach Views

Exquisitely designed, this 6 bedroom Bynya Road property is perched high above Whale Beach and enjoys amazing views. This stylish property is only four years old and boasts fantastic features including never to be built out views, a pool and double garage.

6C Surf Road, Whale Beach

\$4,000,000+



Amazing Views, Walk to Beach, Huge Grounds, Original Beach House

Set on nearly 2000 square metres in the prestigious enclave of Whale Beach, this home offers uninterrupted views over Whale Beach, The Wedge and as far as the eye can see to the Central coast and beyond, together with fabulous water views over Pittwater to Mackerel, Kurrajong and Portuguese beaches. An easy walk to Whale Beach. Original home that could be redeveloped or renovated.

56 Palm Beach Road, Palm Beach

\$4,000,000



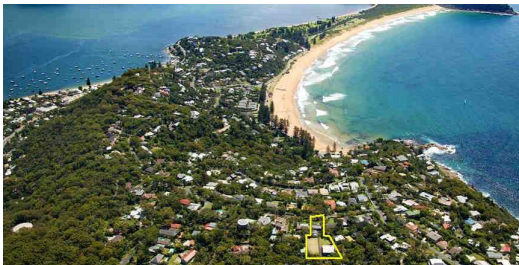
Brand New House With A Knockout View!

Designed by architects Crone Nation, this modern holiday house has real wow factor. And with Pittwater for a backdrop, you'll never want to leave.

- Open plan timber floored living space opens to full-length deck
- Views are invited inside via the floor to ceiling glass doors
- Be the centre of attention as you cook up a storm in the kitchen
- Second living area gives the teens their own separate space
- Main and 2nd bedroom each with robes and private en-suite
- 3rd and 4th double bedrooms, 3r

6 Ralston Road and 8 Cynthea Road, Palm Beach

BY NEG



Rare Offering - Two Adjoining Properties Plus Tennis Court and Pool

In a peaceful location at a prestigious Palm Beach address, this fabulous "estate" of two adjoining properties is offered for the first time together, in one line. An incredible lifestyle opportunity now exists for the family wishing to create something truly special.

- Approximately 2563 sqm of prime real estate
- Full size, fenced tennis court adjoins a large, level lawn
- House 1 has 4 bedrooms, 3 bathrooms, 2 living rooms and a 9m pool. House 2 has 3 bedrooms, 2 bathrooms, self contained flat, garage

8 Rayner Road, Whale Beach

\$7,000,000+



North Aspect, Prestigious Address, Envious Lifestyle

If a holiday house should be relaxed and streamlined, stylish yet functional, with everything you need and none of the clutter you don't, then this is it. Welcome to the epitome of the elegant yet practical beach house, with all of the pros, and none of the cons.

- Glorious north aspect with panoramic views across Whale Beach and the ocean
- Amazing 9metre swimming pool takes blue to infinity
- Three levels of outdoor entertaining decks - one covered, two open

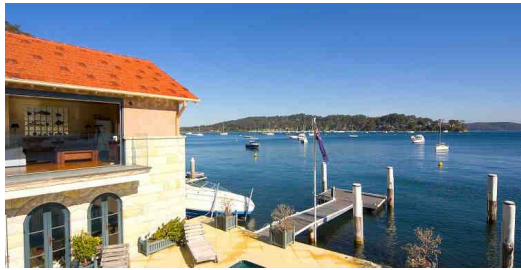
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975 Barrenjoey Road, Palm Beach

BY NEG

Deep Waterfront Paradise

Epitomising the ideals of the classic Palm Beach lifestyle, with deep waterfront facilities and panoramic Pittwater views, the opportunity now exists for you to secure an exclusive "getaway" weekend or permanent residence.

- Breathtaking views span the soothing shores of Pittwater
- Private jetty and pontoon with deep water berth
- Amazing boatshed with winch transforms to poolside bar
- Gorgeous waterfront pool with sandstone terraces
- Romantic poolside accommodation beckons intimacy



6B & 6C Surf Road, Whale Beach

BY NEG

Approval for Stunning 820sqm Residence by Dawson Brown Architects

Enjoy spectacular sunrises over magnificent Whale Beach and sunsets over tranquil Pittwater from this commanding ridge top position. Two existing homes on two separate titles allow the purchaser the option to complete the development approval or renovate the two homes. The land area for 6b is 836sqm and 6c is 1963sqm with a combined area of 2799sqm! Don't miss this opportunity to build a world class executive residence in a unique position.



961 Barrenjoey Road, Palm Beach

EOI Closing 8th October, 2008

By Appointment

The "King Stone" Amongst the Diamonds

Set on a large 879sqm site with a deepwater frontage of 25 metres to Pittwater, this modern residence has been luxuriously appointed and features waterside facilities beyond your dreams. Quite honestly, words cannot describe this property.

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