

**16 Ilya Avenue, Bayview, NSW, 2104**



**House For Sale**

Thursday, 24 October 2024

16 Ilya Avenue, Bayview, NSW, 2104

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Krystel De Ruiter

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## Once in a life time opportunity with world class views

Dazzling views across Pittwater all the way to Newport and beyond create an awe-inspiring backdrop to this extraordinary estate. Positioned on over an acre of park-like grounds, this prestigious residence is one of the most significant landholdings on the Northern Beaches. Embracing a chic Hamptons-inspired vibe centred by a wraparound verandah to take in the jaw-dropping northeast views, an apartment-style retreat on the lower level perfectly accommodates extended guests, in-laws, or teens. Surrounded by romantic gardens and sprawling lawns with a separate fully self-contained studio that also enjoys magnificent views. The jewel in the crown of this exclusive cul-de-sac, the potential to further capitalise is remarkable.

- Sweeping uninterrupted views and a magnificent 4,148sqm (approx.) parcel
- Grand gated entrance offering privacy and level access with ample parking for guests.
- Open-plan living area framed by breathtaking views as far as the eye can see
- Gourmet kitchen with Italian granite, walk-in pantry and premium appliances
- Gas cooking, Bosch dishwasher and plenty of preparation space
- Vergola-covered entertaining terrace and a northeast wraparound verandah
- Palatial master suite with walk-in robes and panoramic Pittwater vistas
- Family bathroom with clawfoot bathtub and rainshower
- Self contained retreat on the lower-level for extended guests/teens or in-laws
- Separate fully equipped studio with study offering Pittwater views
- Manicured park-like lawns and gazebo ideal for weddings and family gatherings
- Hardwood floors, reverse cycle air conditioning and cooling Bay breezes
- 6.6KW solar panel system with battery, garden irrigation system
- Three professional dog kennels and an enclosed play run
- Workshop/storeroom, covered parking for four cars and CCTV security
- Northeasterly views over Pittwater to Newport and beyond

### Location benefits

- Zoned for Mona Vale Public School
- 1km to St Luke's Grammar and 2.5km to Pittwater High School
- 9.4km to the German International School
- 1.2km to The Quays Marina
- 1.3km to Gibsons Marina
- 2km to Bayview Dog Park
- 700m to Mona Vale, Chatswood and city buses
- 30km drive into the CBD

Please call to arrange a private inspection

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Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.