

7 Baroona Road, Church Point, NSW 2105

House For Sale

Saturday, 25 November 2023



7 Baroona Road, Church Point, NSW 2105

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 721 m2

Type: House



Nick Scarf

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Marco Bonetti

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Please call Nick 0411 197 486

Standing proud above Pittwater with a 16m wide terrace, north aspect and 180 degree water views from Bayview to the western foreshore, your New Year's Eves will for ever be wonderful occasions, surrounded by friends and family, as fireworks light up the night sky over Rowland Reserve. Completed in 2021, the home has been thoughtfully designed to maximise the views and ensure privacy. A place from where you can stroll to waterfront cafes, restaurants and marinas or stay put and enjoy the gentle motion of the yachts as they swing in unison on their moorings. A place where the ebb and flow of the tide is sure to become part of your daily rhythm.

The House:

- Bristling with features to match a thoroughly modern life
- 16m wide terrace to Pittwater and the sun; Outdoor room for all seasons (retractable roof, motorized screens)
- Double glazing throughout ensures maximum thermal and environmental efficiency
- Designed for privacy while maximizing the expansive views and the wide, open north aspect
- Beautiful morning sun, no late afternoon sun in summer, a dream on hot summer evenings
- Sensor lighting from the garage to inside your front door, in the pantry, on the stairs, in the bathrooms & ensuite and walk in robe in the master suite
- Fully ducted reverse cycle air conditioning across all levels
- Level, fully enclosed rear garden, bathed in full sun
- Plantation shutters on all street side windows
- Ducted vacuum (self-retracting hose) on all levels
- Clothes chute from upper levels to laundry
- Planning approval for a pool if desired

The Kitchen

- Blinds set to the perfect position on timers for sunrise and sunset
- Drawers operate hands free with Blum motor servo-drive
- Second, integrated washing machine in your Butler's pantry
- Fully integrated dual Liebherr fridge - freezer
- Gas fireplace

The Music Room

- Separate, private side entrance
- Acoustic insulation, curtains and glass
- Ideal for counseling, work from home, music (play or listen), gaming, passion/hobbies

The Master Suite

- Opens up to Pittwater with a 4.4m wide balcony
- Designed for total privacy

The Studio

- On the ground floor, the two-bedroom studio seamlessly integrates into the main home
- Designed to accommodate independent teenagers, your au pair and visiting international guests

The Garage and the Sun

- Level access from the street straight into your garage
- Solar panels generate an impressive 15Kw of power coupled with 3 phase feed
- EV charging with 3 phase connection ensures fast, low cost charging
- Presently configured for Tesla Model Y with capacity for second charging station (connection of your choice)
- Large storage area under garage perfectly suited to all your toys (and naughty children!)

The Lifestyle

- Less than 10 minutes' walk to three cafes by day and three restaurants by night
- Watch start of the Monday night yacht races and skippers jockey for position
- At low tide you have the choice of 3 sandy beaches from which you can take a dip, play safely with toddlers and their siblings, all at the bottom of the street
- Public steps from Barooka Rd straight down to Pittwater foreshore walkway and the bus stop to Mona Vale
- Easily wheel your kayaks down to the waters edge

The Location

- In coveted Barooka Road, the set back and elevation from Pittwater Road, guarantees none of the imposition of early morning cyclist, buses and passing motorcycles all the while having beautiful views and the lifestyle to match.

Bayview and Church Point's best offer in 2023
Call Nick Scarf - 0411 197 486
Marco Bonetti - 0450 575 467

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