

Sold

## 44 Sturdee Lane, Lovett Bay



### Lovett Bay Deep Waterfront

Invest in an unparalleled lifestyle with this unique sun-drenched north-east facing deep waterfront property in Lovett Bay on a substantial 2,500 sqm site with in excess of 50 metres of absolute water frontage.

With a commanding 180+ degree view of Lovett Bay and Pittwater, the property is located next to a reserve of native gums which adjoins a beach providing the ultimate peaceful and private sanctuary. The Ku-ring-gai Chase National Park at the back door gives access to the walking trails and the beauty of the park, its waterfall and wildlife.

The sophisticated, yet relaxed, spacious home in the style of a beach house filled with light and charm, flows to the outdoors via wide verandahs.

White timber flooring and wrap-around picture windows with panoramic views of the bay create an enviable ambiance. The open-plan lounge/dining area is warmed by a Jetmaster open fireplace in winter and the large eat-in kitchen has heated floors and an adjoining walk-in pantry.

The home comprises four generously-sized bedrooms, three with ensuites and two with wide windows and doors opening onto a verandah capturing

5 4 2,500 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	190
<b>Land Area</b>	2,500 m <sup>2</sup>

#### Agent Details

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the magnificent view. There is also a large utility area and separate toilet.

A separate self-contained cottage, with kitchenette and bathroom, is the perfect studio, home office, guest accommodation or teenager retreat.

The grounds are low-maintenance with a landscaped native garden, sandstone-walled pathways and raised beds for herbs and vegetables. A large lawn features at the front of the home - perfect for entertaining all year round while enjoying the grandstand view.

The sheltered and exceptional deep-water facilities with jetty and generous pontoon capable of berthing yachts, also boast a large functional boatshed and small, private sandy beach.

Don't miss this opportunity to secure an unrivalled tranquil property with outstanding facilities and views and offering a unique lifestyle.

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