LJ Hooker Palm Beach
1073 Barrenjoey Road,
PALM BEACH NSW 2108

36 Ruskin Rowe Rowe, Avalon Beach, NSW 2107

Guide $9.5m

House 6 4









A Rare Avalon Estate Offering Scale, Privacy and Lush Green

Expressions of Interest Close: Wednesday 25th November at 3:00pm

Open for Inspection

By Appointment.

Rarely does a holding of this scale and build quality come to market in Avalon Beach. Set on more than 3,121 square metres of level land, this magnificent Ruskin Rowe residence rises from a landscape of soaring cabbage tree palms and gum trees, with a natural creek at the front boundary and horseshoe driveway that make arriving here feel like a world away. Positioned alongside a quiet enclave of grand neighbouring estates, seclusion and security come as standard.

Finished with remarkable attention to detail, the home honours its natural surrounds at every turn. Polished concrete wall slabs, hand-picked Burnie limestone, rich imported teak timber features and warm Chardonnay hardwood flooring create a palette that is both grand and grounded. Teak timber doors, stair treads and joinery flow throughout, while crisp white interiors and sheer French linen curtains keep the lush tropical outlook centre stage.

Living and dining spaces open through stacker and slider doors onto a sweeping deck overlooking the heated salt pool. A feature combustion fireplace, media room with roll-down projector screen and Wolf appliance kitchen with limestone splashback make everyday living feel quietly exceptional. Walkways wind through the property past secluded nooks, leading to the pool framed by towering palms, a standalone sauna and a self-contained studio.

Upstairs, the master suite commands the canopy outlook with an outdoor concrete bathtub, opening skylit ensuite, double shower, heated floors and generous walk-in robe. This is a once in a generation opportunity to secure an estate of extraordinary scale and warmth, just moments from Avalon Beach village, the surf beaches and Pittwater.

- Rare holding of more than 3,121 square metres of level land in a coveted Avalon Beach street
- Secluded setting alongside a quiet enclave of grand neighbouring estates
- Landscape of established cabbage tree palms, gum trees and a natural creek
- Heated salt pool set within tropical gardens of towering established palms
- Standalone sauna, outdoor shower and workshop with poolside shower and sink
- Self-contained studio with bathroom, ideal for guests, extended family or a creative retreat
- Wolf appliances, integrated Miele dishwasher and hand-picked Bernie limestone kitchen
- Floating teak staircase, polished concrete wall slabs and Chardonnay hardwood flooring throughout
- Expansive master suite with outdoor bathtub, skylit ensuite, double shower, heated floors and walk-in robe

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.