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WYNDELLA

Waterfront estate on the beautiful shores of Pittwater

- 280 degrees of panoramic water views
- Dual title block of nearly an acre
- Stunning private manicured gardens
- Private jetty and pontoon
- Colonial style residence with a choice of entertaining areas
- Only 45 minutes to Sydney CBD
- Tightly held location

Wyndella has been beautifully and lovingly maintained over the passing years. Elegant and stylish interiors with covered verandah's and entertaining terraces to watch the world sail by to the gentle sounds of Pittwater. This three bedroom cedar residence is purposefully located towards the rear of nearly an acre of manicured and landscaped gardens and enjoys an estate style privacy and atmosphere overlooking Morning Bay.

Situated on a headland location on two titles, which provides a wonderful opportunity to sub-divide or build another residence to add to the estate, Wyndella has been tightly held for over 23 years by

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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Price \$3.5 million

3 1

3,050 sqm



luxury properties





one family. Over this time, the gardens have been lovingly created and nurtured and include a stunning range of blossoming trees and shrubs, fountains and garden features which are enjoyed by the wonderfully extensive bird life of the area.

The private jetty and pontoon is located conveniently to dock your yacht or boat and is an easy walk up a formal staircase through to the walkway into the beautiful gardens. From there you have the opportunity to rest and relax and enjoy two outdoor alfresco dining and sitting areas or admire the sailing boats as they pass by.

At the rear of the home you have a wonderfully Tuscan inspired sandstone terrace and rustic pizza style oven for entertaining which can be enjoyed in all seasons.

With the adjoining Kuring-Gai Chase National Park at your back gate, you can walk the very popular national park tracks around the headland.

Conveniently located only 5 minutes by boat, water taxi or ferry to Church Point and then a 45 minute drive to the Sydney CBD.

A once in a lifetime opportunity awaits the new owners of Wyndella estate. A chance to enjoy a peaceful and elegant lifestyle with the convenience of being so close to the hustle and bustle of Sydney city life.

For an inspection please contact Nicolette van Wijngaarden from Unique Estates on 0411 144 877.



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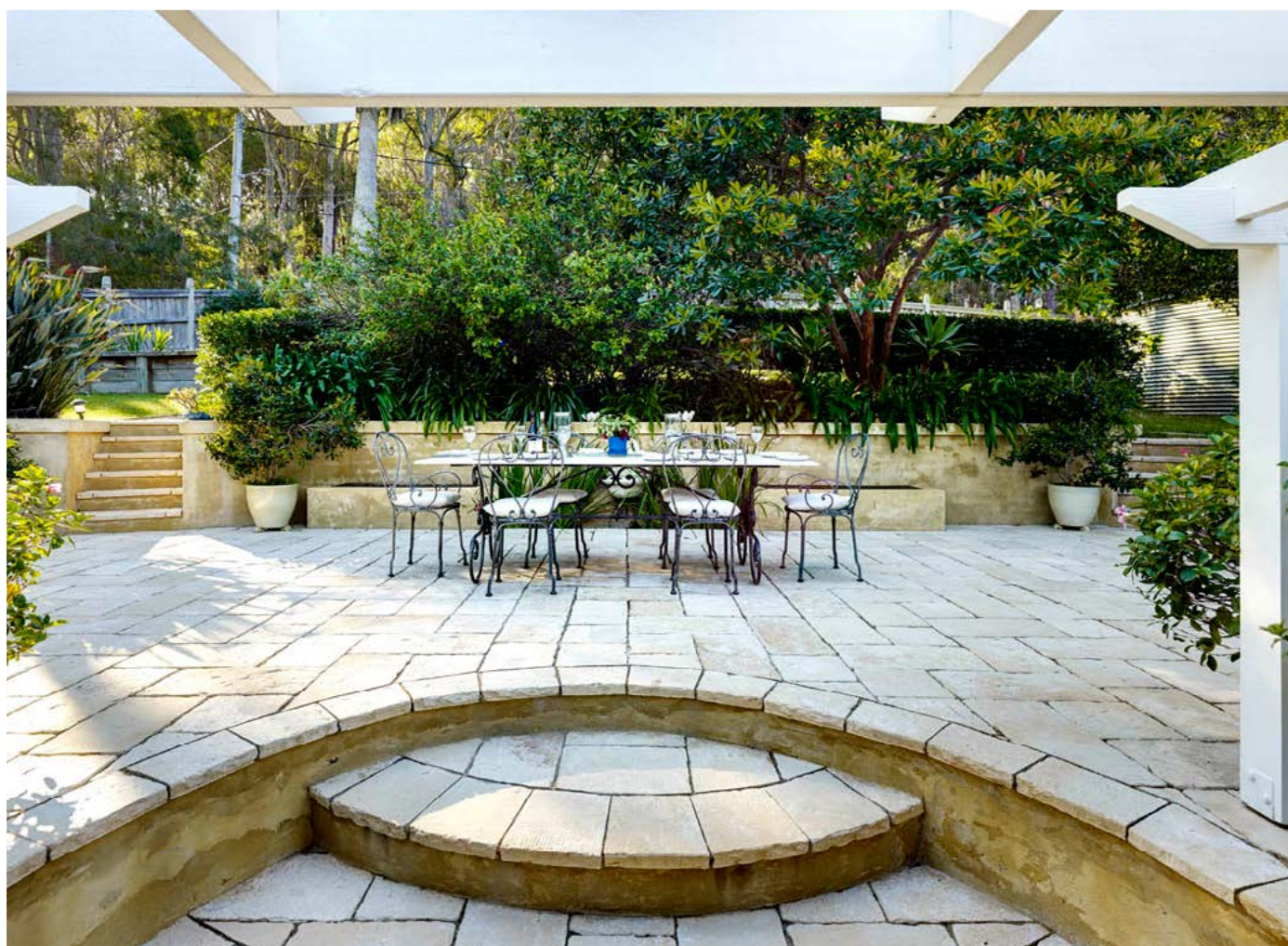
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PROPERTY FACT SHEET

Aspect: South East
Views: Sweeping Pittwater views 280 degrees
Height above sea level: 20 mtr
Coordinates: 33°37'48.72"S 151°17'15.89"E

Zoning: Residential
Construction: Cedar timber structure with color Bond steel roofing
Year Built: 1920's
Renovated: Yes
Outbuildings: Two entertaining pavilions
Sheds: Garden shed

Water Supply: Mains
Power: Grid
Sewer / Septic: Mains

Near Schools: Barrenjoey High School, Bilgola Plateau Public School, Pittwater High School
Nearest University: Macquarie University, University of Technology

Close to Sydney's finest restaurants. Jonahs, Barranjoey House, Beach Road, 3 minute boat ride to Romanos Waterfront Cafe, 10 minute drive to Monavale business centre, Warriewood shopping plaza. Boat to Royal Prince Alfred and Motor Yacht Clubs, ferry on the hour, water taxi on call. Fly your friends to your jetty by sea plane.

6 BONA CRESCENT, MORNING BAY



Boundary is approximate area only

LOCATION MAP

