

THE WEEKEND AUSTRALIAN

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# Mansion

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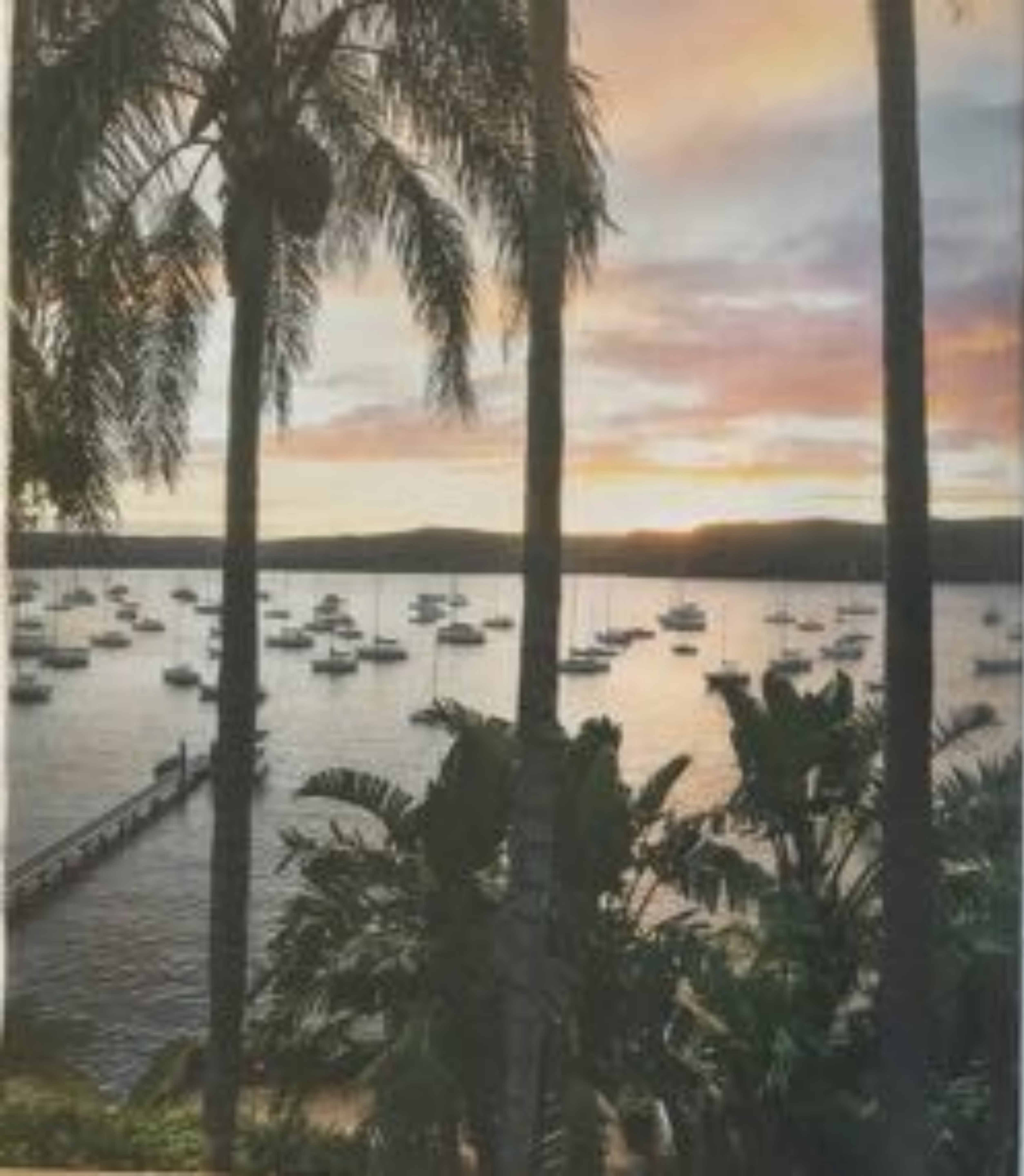
## PARADISE FOUND

Pittwater's dream lifestyle

*Equestrian estates*  
Where horses feel at home

*Under worlds*  
Excavating for extra space

*Towering ambition*  
Melbourne apartments aim high



## PENINSULA DREAMS

Over a laid-back residence combining the attractions of beach and water, Peninsula is now a magnet for discerning buyers seeking stylish homes and premier amenities.

Peninsula is a premier waterfront community in the heart of the island, offering a lifestyle of relaxation and luxury. The community features a mix of modern architecture and traditional island charm. Residents enjoy access to a private beach, a marina with dockage, and a variety of recreational activities. The community is surrounded by lush tropical landscaping and offers a sense of privacy and exclusivity. Peninsula is the perfect place for those seeking a second home or a permanent residence in a beautiful setting.



Peninsula's swimming pool is a perfect spot for relaxation and entertainment.

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Down by the water is a rare three-berth boat house with hullsawn and kiln-dried. The jetty can accommodate a 20m vessel.

The rising costs of mooring boats at a yacht club or marina is motivating buyers to look for a waterfront with a berth and jetty.

There's a likelihood that the nearby PMS cottage, which has been covered by passing houses for the past 50 decades, could see a jetty installed, according to LJ Hooker Aqual Beach agents Andrew Mappin and David Watson. It stands as the last remaining undeveloped site among top-end Stokes Point residences. Offered with plans drawn up by architect Drew Heath, it has a price guide of \$11.4 million to \$17 million.

Mazars, marketed as Pittwater's largest deep waterfront, has \$25 million loans through Unique Estates agent Nicolette van Wieringen and LJ Hooker agents David Watson and Claudio Marchionni. Overlooking Casell Bay, the 12,500sq m holding with 100m of sandy beach has been listed by Peter Higgins, co-founder of broker Mortgage Choice. He bought the property on Calarita Road, Aqual, for \$15 million in 2001 then added another block costing \$1.2 million. It was priced at \$40 million in 2003.

The property is for sale for only the second time in 60 years. It comes with a bargain dating back to the ownership of genealogist Sir Herbert Scholm, who died in 1962. His wife, genealogist Meg Mulvey, died in 2008. The couple had met in 1945 when Bertie was 62 and Meg 28. He was chairman of the Royal Prince Alfred Hospital for 29 years from 1914 and founder of the Royal Australasian College of Surgeons.

They were knockabout times attracting the likes of Australian actor Chris Rafferty. He had a deep waterfront husband retreat at Casell Bay that still comes with Rafferty's display wall over a bathroom made from his leftover beer bottles. Accessible only by water, Luffing Waters, home of Rafferty (otherwise known as John Goffage) and his wife Elton dates back to the late 1940s when the rugged couple was paid \$275 for the land and built the house and towering gate. The new residential residence, set on an expanded 27,000 sq m block, last sold in 2003 for \$1.25 million through agent Deborah Gellan. The buyers, from the river west, secured their boat house immediately after signing the contract.

But some are just content to secure a Pittwater corner with a view rather than a prized position on the water's edge. Many do this from Palm Beach and White Beach, looking west into the setting sun.

Living west Pittwater is a classic beach-style home built in 2005 on Bonye Road with gardens designed by landscape architect Julian Brady of Site Design. On three levels, the four bedrooms, three bathrooms, home bar, views across Pittwater from its heated pool and several barbecues and terraces.



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Photo top: 180 cottage on Riverview Road, Pittwater House at Casell Bay. The view from Bonye Road, Palm Beach.

Christie's International agent Ken Jacobs has the listing in conjunction with LJ Hooker Palm Beach agent Peter Robinson, with \$6 million to \$6.5 million expectations.

Offshore properties - at Lovett, Taylor and Elvina bays - are typically weekends sought by those who want to feel the spray in their face as they make the trek. Elder notes that some secure prime prices in those on the mainland but spend longer on the market.

Pittwater House on Hudson Parade, Casellville, designed by Louise Nettleton, remains for sale, having been first listed mid last year. Built in a post-war style with grand open-air space to maximise light, ventilation and the water views, it is set in 1400sq m of Zen-like gardens among central sandstone masonry walls. The five-bedroom residence, built on the level block in 2011, comes with a waterside west wing, with the kitchen, dining and living rooms which were part of the footprint of the original building.

LJ Hooker Palm Beach agent Michael King is marketing the house. "They built it to retire to," he says. "Obviously it is a property that could suit multiple age groups, both families and retirees."

The quickly sold Casella sits just two doors down from Pittwater's second-highest Finisterre, the 3000sq m waterfront estate that sold for around \$20 million in 2002 to the late wine-maker and sailing enthusiast Bob Cutler. Renaissance Wines founder pitsoy and his wife Valerie bought the residential 1920s home from beer baron descendant John Yachey and his wife, Anne.

The sale raised as Sydney's third-highest residential sale behind the much celebrated half-acre house Abana at Port Piper and Boscawen at Elizabeth Bay.

Finisterre had previously traded in 1980 for \$14.6 million when sold by Lady Gladys Humphreys, the widow of Channel 7 chairman Sir Kenneth Humphreys, who had paid \$2.225 in 1975.

The top end of the market has stuck close to Sydney's post-market movements, says Christie's International agent Ken Jacobs. "When all is averaged out, the ebbs and flows would be consistent close to Sydney's prestige market movements," he says. "The main market remains fairly flat, with a mix of weekends and long-term securing a home with a view to retirement now or in the future."

McGrath Aqual agent Jonathan Fletcher - currently marketing Eastwicks, a deep-water front home in Casell Bay designed by architect Richard Cole - says he's increasingly receiving inquiries from successful entrepreneurs aged 40 plus who live locally and abroad. He says the Hudson Parade house fits their demands for blending modern and natural themes to create a relaxed coast lifestyle.

Set on 1300sq m, the four-bedroom residence with home office features expenses of plans that open to the entertaining areas. The listing has \$11 million hopes, having over \$7 million plus to construct.