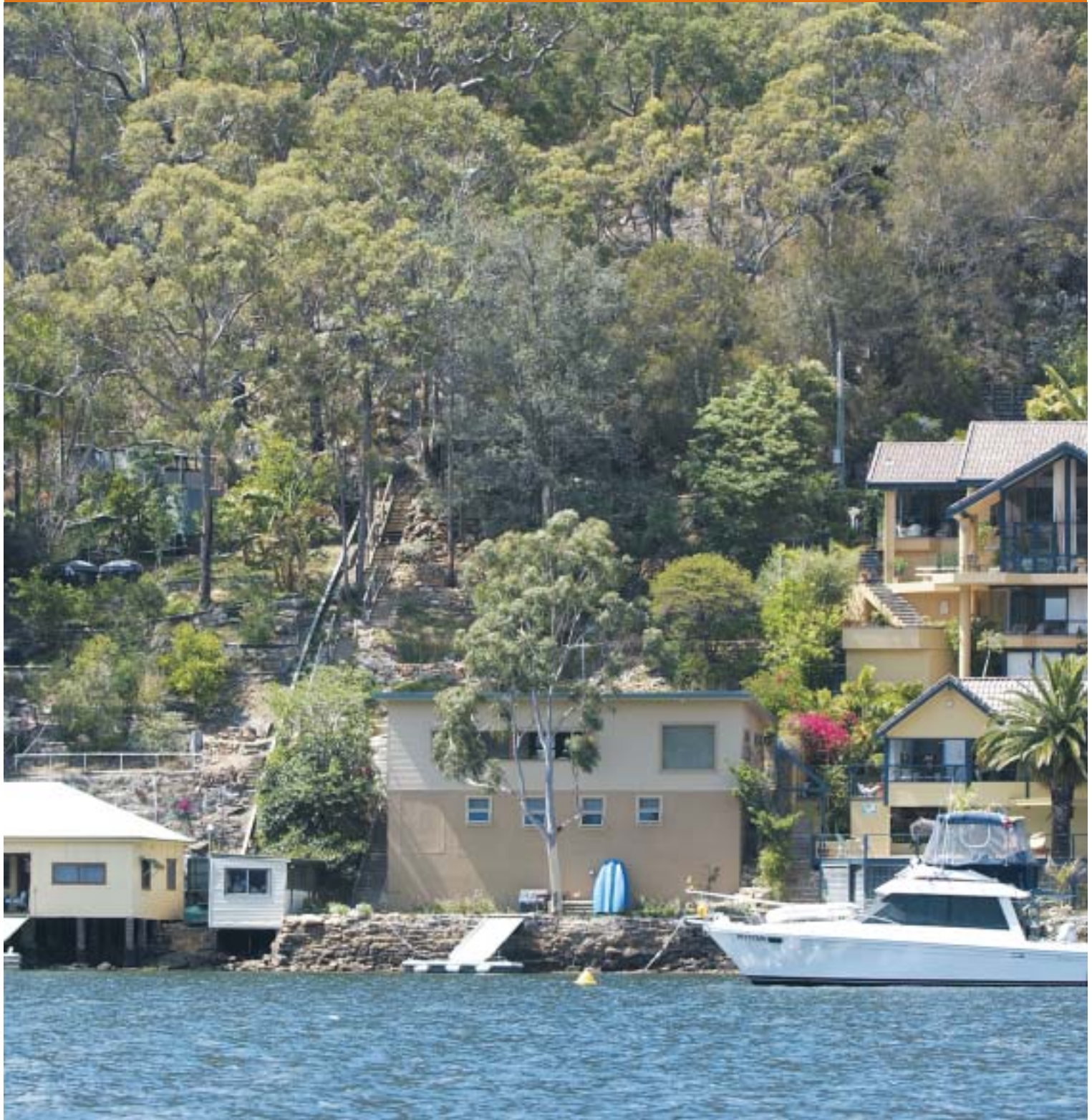


40 Cowan Drive, Cottage Point
A living, breathing work of art steeped in history



Come and experience the community, the views,
the environs and the cottage...
and you may never want to leave.



Close your eyes and picture an Australian landscape painting with sun-dappled waterways, native bushland and dramatic terrain. Now imagine that painting changing with the season, time of day and weather. Smell the sea air; be caressed by the gentle breezes; listen to the water lapping the shore. Really **experience** the feeling.

Now hold that image and understand the magical setting of this deep waterfront cottage located at Cottage Point, in the magnificent and historic Ku-ring-gai National Park.

Imagine: this could be your own living, breathing work of art. Even the current owners have kept many of their artworks in storage because the stunning views over the surrounding bushland and crystal clear waters of Cowan Creek and Looking Glass Bay provide the ultimate backdrop.

Hugging the southern shore of Cowan Creek, this two-storey, three-bedroom cottage has a northerly aspect over the waterways and National Park and is bathed in sunlight for much of the day. It is protected from the fierce southerlies, but captures the gentle summer sea breezes.

Renovated over the past three years, the home has a real beach house feel. It's light and airy and has a charm which really 'lifts the spirit'. Move in and just enjoy, or discover the enormous potential which still abounds.

The first level of the cottage features two bedrooms, a spacious L-shaped living/dining area, galley-style kitchen and bathroom. Wide, multi-folding timber windows allow the winter sun into the core of the home and provide a superb vantage point to dreamily gaze out over the views. An open fireplace keeps the home warm in winter and completes the charm.

Downstairs is a completely separate self-contained studio apartment, with bedroom, lounge, kitchenette and bathroom
- perfect for guests or a teenage retreat.

A key feature is the beautifully maintained level garden, which flows out onto the jetty. Play petanque on the lawn, cast a fishing line from the jetty, have your evening cocktails while enjoying the glorious sunsets, entertain your friends in an idyllic setting, or take your boat and explore the myriad of waterways and nearby boating centres.

Environmentally, this home is exceptional. It features substantial water storage, a Dowmus organic waste and waste water recycling system, and an energy efficient Quantum hot water system.

- Absolute deep water frontage; pontoon
- Approx. 800sqm North facing
- Free flowing living/entertaining
- 3 beds/2 baths
- Self-contained studio apartment
- Renovated throughout
- Open fireplace
- Generous parking



Exclusive agent

The home is one of just 52 properties in Cottage Point, boasting an eclectic mix of architectural styles, from the traditional fisherman's shacks, charming timber cottages to sprawling architecturally designed executive retreats. It is popular with both permanent residents and people needing a weekend/holiday escape from the fast moving city.

This is a charming and friendly community which is steeped in history. Once a haven for escaped convicts and liquor smugglers and a place of shelter from storms, Cottage Point became a popular holiday area in the late 19th Century. Edward Windybank, a boat builder who arrived in 1887, created a fantasyland where Sydneysiders could escape to 'paradise', complete with holiday cottages, houseboats, caves and entertainment. Today it is a favoured weekend and holiday haunt for members of the yachting and boating fraternities because of the easy access to the Hawkesbury River and Pittwater and a plethora of bays and creeks providing safe moorings for vessels. The area is also home to the internationally renowned eatery, Cottage Point Inn, and to the Cottage Point Kiosk. And there is the Yacht Club where you can sit on the lawn and just relax.

Quaint, peaceful, idyllic: in Cottage Point you could be a million miles away from anywhere, but in reality you're just 35 minutes from the Sydney CBD, 15 minutes from Church Point and the Northern Beaches and only 20 minutes to shopping centres in St Ives and Mona Vale. The road to Cottage Point is completely sealed, providing all-weather access, and it passes through the magnificent National Park. You're guaranteed to unwind before you even reach your home.

It is also easily accessed by boat, with Akuna Bay and Bobbin Head just five minutes away, Palm Beach only 10 minutes and Bayview 20 minutes by boat. And if you or guests want to arrive in 'style', you can catch the seaplane from Rose Bay right to your pontoon.

The area is also home to an array of wildlife including lyre birds, wallabies, kookaburras, wombats, rosellas, parakeets, sea eagles and families of Chestnut Teal and Pacific Black ducks. The tidal nature of Cowan Creek means it is continually flushing, which ensures it is clean and crystal clear - perfect for observing the local Gropers and starfish.

For sale by private treaty
Inspection by
appointment only
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