

# Raine&Horne

Deep Waterfront Sanctuary on 1,189sqm  
in Coveted Church Point

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## 11 Walker Place, Church Point

Auctioned

Set across an impressive 1,189sqm prime parcel of land, North-West facing deep waterfront with facilities including a private jetty, ramp, pontoon and berthing area. This well proportioned five-bedroom residence offers the pinnacle of waterfront living, combining comfort, breathtaking water views, and ample opportunity for personal customisation. Exuding practical design with lifestyle in mind, this functional and comfortable property presents a fantastic opportunity for discerning buyers seeking tranquility, prestigious locale, and proximity to nature's finest features.

### Property Highlights:

- Deep Waterfront Facilities – direct access to the sparkling waterfront allows you to embrace the boating lifestyle with your very own private jetty and mooring (jetty 17.5m; ramp 8.1m; pontoon 8.6m; berthing area 45m) – perfect for sailing, fishing, kayaking, or simply exploring the surrounding natural beauty, ideal for boating enthusiasts
- Family Home – boasts five comfortable bedrooms, the master suite includes an ensuite bathroom, walk-in robe, North facing aspect with water view, providing a private oasis for relaxation
- Entertaining Made Easy – Crafted for families who love to host, the home offers a seamless

**Property ID:** L33815817

**Property Type:** House

**Garages:** 6

**Open Parking:** 2

**Land Area:** 1189.0 sqm

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flow of indoor and outdoor entertaining spaces. Choose between the formal dining room, ideal for dinner parties and special occasions, or relax in the spacious lounge area bathed in natural light

- The Well-Appointed Kitchen – is the heart of the home, boasting quality stainless steel appliances, a built-in dishwasher, ample cabinetry, and a generous preparation area – all designed to make cooking and entertaining an absolute pleasure
- Outdoor Paradise – Step outside to discover your own private retreat. The expansive balcony is perfect for alfresco dining, while the sprawling lawn garden offers a tranquil setting for relaxation
- Abundant Parking for the Modern Family – enjoy the convenience and security of an oversized remote-controlled garage with capacity for up to six regular size vehicles, storage and work shop – ideal for multi-car households, guests, or the car enthusiast. Additional open-air parking offers even more flexibility for entertaining or hosting visitors
- D.A Approved Recreation Room, Balcony and Pool (previously approved) – approx. 74sqm of internal space and extended undercover open space located beneath the property with existing the stair access – offering additional entertaining areas
- Immerse Yourself – in stunning water views from various vantage points throughout the property. Whether you're sipping your morning coffee or hosting a sunset gathering, the picturesque scenery
- Situated in the Highly Sought-After – Church Point water front location in a quiet cul-de-sac, this property offers a desirable balance of tranquility and accessibility

Perfectly positioned in one of the Northern Beaches' most coveted enclaves, this home offers a rare combination of privacy, prestige, and convenience. Enjoy the natural beauty of the surrounding landscape while being just a short drive from local amenities, schools, marinas and recreational activities

Whether you're seeking a forever family residence, a luxurious holiday escape, or an investment in one of Sydney's most tightly held waterfront communities, this deep waterfront property represents an unparalleled opportunity to further add value. This Is More Than a Home – It's a Way of Life!

Property Disclaimer:

The information provided regarding this property is for general informational purposes only and is subject to change without notice. While every effort has been made to ensure the accuracy of the information, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability for any particular purpose.

Interested parties should make their own inquiries and obtain independent legal, financial, and building advice before proceeding. Neither the seller, agent, nor any affiliated parties accept any liability for any loss, damage, or expense incurred as a result of reliance on the information provided.

All measurements, areas, and distances are approximate. Images and plans shown are

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