

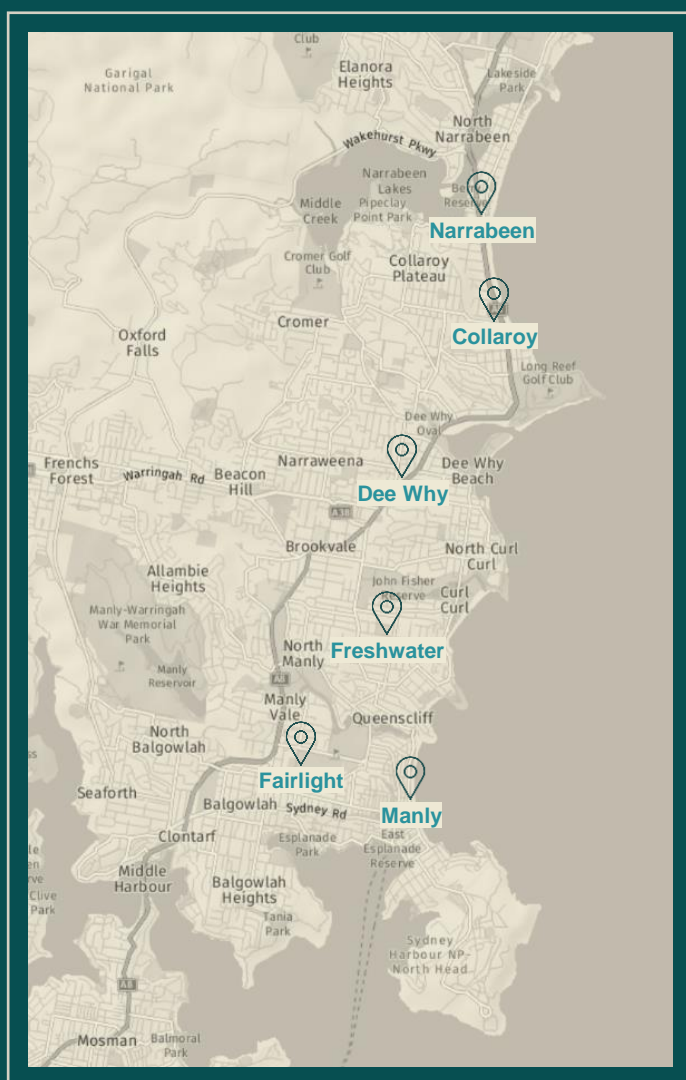
Northern Beaches Lifestyle Guide 2024

Explore all you need to know about living on the
Northern Beaches of Sydney



Northern Beaches *Snapshot*

Stretching over 30km of stunning coastline and home to *over 20 golden beaches from Manly to Palm Beach*, the Northern Beaches exudes laidback coastal charm and natural beauty.



Map | Northern Beaches & Surrounds

263,554
residents
61–83 / 100
walkability score
16 - 21°C
average temperature

Local Transport Options



Buses are the main form of public transport on the Northern Beaches, connecting the local area with train stations, the Manly Ferry Wharf and the CBD via express services. The Northern Beaches benefits from an extensive network of public bus services in addition to the Northern Beaches On-Demand Service known as 'Keoride' and the B-Line bus services providing frequent connections to the CBD.



The nearest train stations are Roseville, Lindfield, Killara & Gordon stations.

Lindfield Station is approx. 10km from the Northern Beaches and connects the area to:

- Sydney CBD
- Central Coast
- Newcastle



The Manly Ferry Wharf provides regular CBD services.

The Manly Ferry directly connects Manly to Circular Quay in under 30 minutes with frequent services 7 days per week.

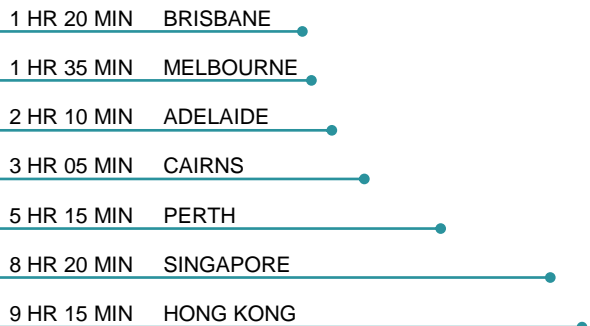
Travelling Interstate and International

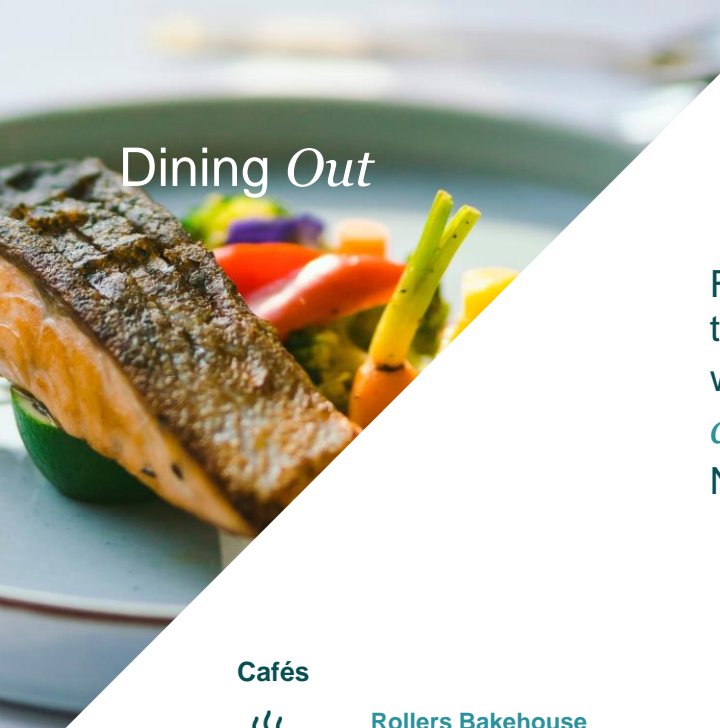
Sydney Kingsford Smith Airport (SYD) is the busiest airport in Australia with direct flights to a multitude of domestic and international destinations.

Sydney Airport can be accessed via car or shuttle transfer taking approx. 45 minutes.



DIRECT FLIGHTS ESTIMATED FLYING TIME FROM SYDNEY KINGSFORD SMITH INTERNATIONAL AIRPORT





Dining Out

From cosmopolitan cafés and eateries to sophisticated fine-dining on the water, *enjoy the beachside ambience* as you explore the diverse Northern Beaches food scene.

Cafés



Rollers Bakehouse
Rialto Lane, Manly

Hip and trendy croissanterie and coffee shop

Girdlers Café

The Strand, Dee Why

Wholesome food in a rustic café

Ruby Lane Wholefoods

Pittwater Road, Manly

Organic eatery and grocer

Two Siisters Pantry

Sydney Road, Fairlight

Casual neighbourhood café

Showbox Coffee

Whistler Street, Manly

Eclectic industrial-vibe café

Restaurants



Pilu at Freshwater

Moore Road, Freshwater

Beachfront Sardinian fine-dining

Hugos Manly

E Esplanade, Manly

Renowned waterfront dining

Corretto Dee Why

The Strand, Dee Why

European-inspired beachfront bar & eatery

Sunset Sabi

Pittwater Road, Manly

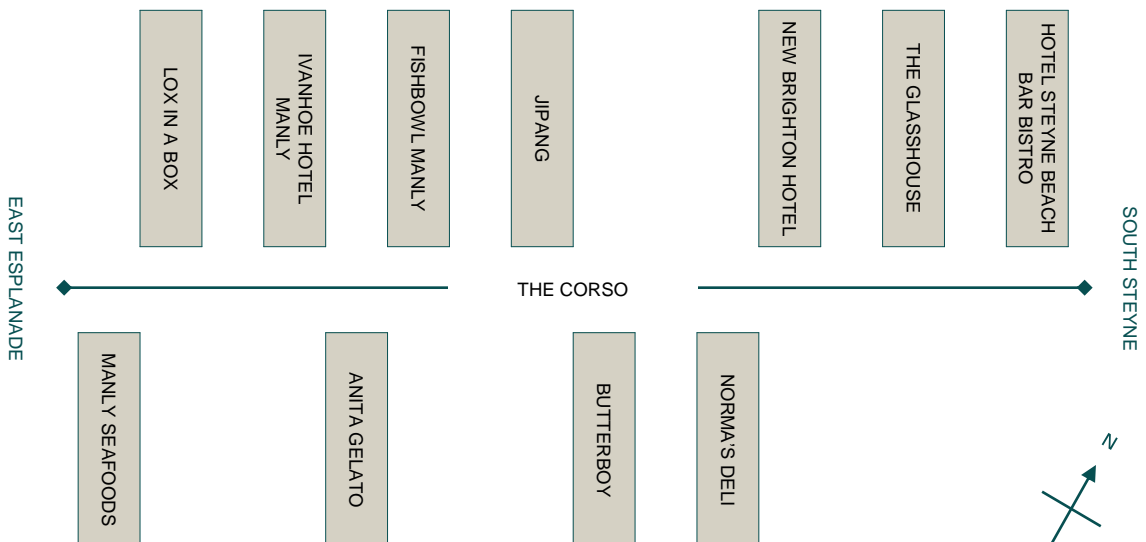
Sophisticated Japanese restaurant

The Collaroy

Pittwater Road, Collaroy

Laidback beachfront pub & eatery

SPOTLIGHT ON DINING OPTIONS: THE CORSO, MANLY



Local Shops & Education Options



Local Grocery Conveniences

- Westfield Warringah Mall Shopping Centre, Brookvale
- Home Co. Belrose, Belrose
- Stockland Balgowlah Shopping Centre, Balgowlah
- Dee Why Grand, Dee Why
- Forestway Shopping Centre, Frenchs Forest
- Glenrose Village, Belrose
- Dee Why Village Plaza, Dee Why
- Coles Dee Why, Dee Why
- Coles The Grand, Dee Why
- Woolworths Dee Why, Dee Why
- Coles Manly Corso, Manly
- Coles Manly Peninsula, Manly
- Woolworths Narrabeen, Narrabeen



Private Schools

- AGBU Alexander Primary School | Primary
- Covenant Christian School | Primary & Secondary
- Forestville Montessori School | Primary
- German International School Sydney | Primary & Secondary
- John Colet School | Primary
- Kamaroi Rudolf Steiner School | Primary
- Kinma School | Primary
- Mater Maria Catholic College | Secondary
- Northern Beaches Christian School | Primary & Secondary
- Our Lady of Good Counsel Catholic Primary School | Primary
- Oxford Falls Grammar School | Primary & Secondary
- Pittwater House | Primary & Secondary
- Sacred Heart Catholic Primary School Mona Vale | Primary
- St Augustine's College Sydney | Boys only | Primary & Secondary
- St Cecilia's Catholic Primary School | Primary
- St John the Apostle Catholic Primary School | Primary
- St John the Baptist Catholic Primary School | Primary
- St Joseph's Catholic Primary School | Primary
- St Kevin's Primary School | Primary
- St Kieran's Catholic Primary School | Primary
- St Luke's Grammar School | Primary & Secondary
- St Martin's Catholic Primary School | Primary
- St Mary's Catholic Primary School | Primary
- St Paul's Catholic College | Boys only | Secondary
- St Rose Catholic Primary School | Primary
- Stella Maris College | Girls only | Secondary
- Sydney Japanese International School | Primary & Secondary
- Yanginanoon School | Primary & Secondary

Hotel Options

The Northern Beaches is host to a collection of hotels perfectly suited for a relaxing *staycation* or *additional accommodation* for when large groups of guests visit.

Nearby Accommodation



Manly Pacific Sydney MGallery Collection 5-star

- Newly-refurbished luxury beachfront hotel on Manly Beach
- Rooftop pool & lounge, infrared sauna, health club access, restaurants, bar and event facilities
- 213 guest rooms and suites



The Sebel and Peppers Manly Beach 4-star

- Located in the heart of Manly on the southern-end of Manly Beach with shopping and dining nearby
- 2 swimming pools, restaurant and bar
- 125 guest rooms, apartments & suites



Q Station Sydney Harbour National Park 4-star

- Boutique heritage rooms, suites & cottages set in Sydney Harbour National Park
- Tours, direct access to walking tracks, wharf and beach access, guest lounge, restaurant & café
- 105 guest rooms



Narrabeen Sands Hotel by Nightcap Plus 4-star

- Relaxing local beachside hotel and entertainment venue on Narrabeen Beach
- Bistro, bar and function facilities
- 47 guest rooms and suites

30
hotels

1
5-star hotels

11
4-star hotels

Outdoor Living

Beaches



Manly Beach

Patrolled Beach

Surrounded by cosmopolitan cafés and restaurants and a hotspot for Sydney beach culture, the ever-popular Manly Beach is lined with Norfolk Island Pine Trees and features a playground and ocean pool.



Shelly Beach

Snorkelling Beach

Part of a protected marine reserve tucked away at the southern end of Manly, Shelly Beach is one of Sydney's most popular snorkelling and scuba diving beaches with shallow, turquoise waters and an abundance of marine life.



Dee Why Beach

Patrolled Beach

A very popular family beach and great for swimming and surfing, Dee Why Beach features a 50m rockpool, a toddler's pool, a playground, BBQ areas and cafés and restaurants nearby.



Freshwater Beach

Patrolled Beach

The official birthplace of surfing in Australia, Freshwater Beach is a world-famous surfing location popular with families for the gentle waves, relaxed local vibe and saltwater rockpool.



Narrabeen Beach

Patrolled Beach

An iconic surfing beach great for swimming and with excellent surfing conditions at the north end, Narrabeen Beach became a National Surfing Reserve in 2009 and is host to numerous surfing competitions.



Outdoor Living *Parklands*



North Head Sanctuary, Manly

A natural refuge perched at the northern entrance to Sydney Harbour, the North Head Sanctuary boasts walking and bike tracks through coastal bushland with unspoilt harbour views, native wildlife and historic landmarks.



Ivanhoe Park, Manly

Ivanhoe Park covers 4.5 hectares with established botanic gardens, parkland and a playground to the west and sporting facilities, including Manly Oval, tennis courts and bowling greens, to the east.



Ku-ring-gai Chase National Park

Set across 14,928 hectares of Australian bushland, this national park takes in over 100km of coastline with a plethora of walking tracks, picnic spots and camping grounds to explore the scenic beauty and history of the area.



Stony Range Regional Botanic Garden, Dee Why

An oasis of Australian native plants, Stony Range Regional Botanic Garden is famous for its Spring floral displays and features BBQ and picnic facilities and a walking track.



Cromer Park, Cromer

Recently refurbished and one of the Northern Beaches premier sporting facilities, Cromer Park is host to several soccer fields with state-of-the-art facilities including grandstands, as well as a cricket pitch and parking.



Beverley Job Park, Narraweena

Located nearby to Dee Why, Beverley Job Park has a multitude of community amenities with a dedicated dog off-leash area, tennis courts, sports fields, picnic seating and parking.



Embrace the *Lifestyle*

With incredible beaches, coastal communities and natural beauty to explore, *the Northern Beaches* is sure to leave an impression.



EXPERIENCE EVENTS AND ENCOUNTERS

- ✓ RELAX IN THE SUN, HAVE FUN IN THE SAND AND GO FOR A SWIM AT ONE OF **OVER 20 BEACHES**

- ✓ ENJOY **STUNNING HARBOUR VIEWS** ALONG THE MANLY TO SPIT BRIDGE COASTAL WALK

- ✓ COOL OFF OR DO A FEW LAPS AT ONE OF THE **15 SERENE OCEAN POOLS**

- ✓ GO FOR A WALK OR BIKE RIDE ALONG **SCENIC COASTAL TRACKS** IN THE NORTH HEAD SANCTUARY

- ✓ TASTE AND SAVOUR AT SOME OF **SYDNEY'S BEST RESTAURANTS, CAFES & BARS**

- ✓ BROWSE **LOCAL FASHION AND HOMEWARES** AT BEACHSIDE BOUTIQUES

- ✓ EXPLORE LOCAL **HISTORY, WILDLIFE AND GHOSTS** WITH A TOUR AT Q STATION

- ✓ SOURCE **HANDPICKED LOCAL PRODUCE AND GOURMET DELICACIES** AT THE MANLY FRESH PRODUCE MARKET

- ✓ INDULGE IN A PICTURESQUE **HARBOUR CRUISE** AROUND SYDNEY

- ✓ DISCOVER UNDERWATER ECOSYSTEMS WITH A **SNORKELLING OR SCUBA DIVING ADVENTURE**

- ✓ **LEARN TO SURF** AT A SURF SCHOOL

- ✓ SAVOUR THE BEAUTIFUL SUNRISE FROM THE WATER WITH A **SCENIC KAYAK OR PADDLE**

- ✓ ENCOUNTER LOCAL MARINE LIFE WITH A **WHALE-WATCHING TOUR**

- ✓ **PLAY A ROUND OF GOLF** AT ONE OF MANY PUBLIC OR PRIVATE COURSES

- ✓ EMBARK ON A **BREWERY OR DISTILLERY TOUR & TASTING**

Local Perspective



An inside view of what's *driving the Northern Beaches residential market* with Knight Frank's Associate Director of Project Sales, Oliver Stillman.

What attracts people to buy in Sydney's Northern Beaches?

The Northern Beaches are a highly-desired coastal expanse with a major drawcard being the beautiful natural amenity.

Living on the Northern Beaches is synonymous with an outdoor lifestyle. With an abundance of world-class beaches – some being protected aquatic and surfing reserves – as well as numerous ocean pools and national parks stretching up to the Central Coast.

Complementing the natural beauty, is the safe, family-friendly community atmosphere found throughout the area.

It is this tranquil beach lifestyle and sense of seclusion which is rare to find within such close proximity to the Sydney CBD, which is only 20 minutes away on the Manly Fast Ferry.

For boating enthusiasts, suburbs surrounding Pittwater are popular with boating facilities and waterfront homes with direct water access and jetties.

What amenities and features are buyers seeking when looking to buy in the area?

Given the coastal locale, water views - whether it be beach, ocean, harbour, bay or lagoon - are highly valued amongst our buyers on the Northern Beaches. Given the lifestyle heavily surrounds the ocean, being nearby to a local beach creates a premium.

Outside of this, having close proximity to schools and walkability to the local village adds to this lifestyle appeal.

What are some buyer trends and expectations currently playing out?

We continue to find strong demand amongst buyers 'rightsizing' from large established houses, to spacious luxury apartments, which maintain generous living spaces. We're seeing many developers respond and cater to this prevailing trend.

Particularly since the onset of the

pandemic, there have been several developments being built along and around beachfront strips where old commercial, houses and apartment buildings are being redeveloped into luxury apartments.

Where are Northern Beaches residential buyers typically coming from?

Northern Beaches buyers are generally local and come from both from within the suburb itself, as well as migrating from nearby suburbs.

Many people in the area are making a shift and rightsizing from large family homes in the Upper North Shore suburbs of St Ives, Turramurra and Gordon as they seek a lifestyle change and better proximity to the beach.

There are also some buyers from the Lower North Shore in suburbs such as Mosman who are buying a second home as a co-primary living play in the northern parts of the Northern Beaches, being from Newport up to Palm Beach.

Major

Infrastructure Pipeline

Pipeline Active Transport Corridor Project Beacon Hill to St Ives Underway

- Comprising a 9.2km shared pathway for walkers and cyclists, the \$7.2m Pipeline Active Transport Corridor Project will be delivered in eight stages.
- The project will include new connections and upgrades of existing paths along the Sydney Water pipeline corridor.
- This off-road path will provide a wider, safer connection to communities and destinations.
- The first section to be constructed, Section Six, from Bantry Bay Road to Warringah Road, was completed in early 2023.

Beverley Job Park | Space for Young People Narraweena Reviewing Feedback

- The council is currently reviewing feedback following community feedback and voting amongst young people on potential improvements for Beverley Job Park.
- The currently proposed outdoor space for the north-east corner of the park includes a new multi-use hardcourt, open lawn area, grass embankments and accessible pedestrian pathways.

Manly Dam Link Trail Manly Vale Under Construction

- The link trail, currently under construction, connects Picnic Area 2 and Picnic Area 3 at Manly Dam and will improve safety and accessibility.
- The design will include a raised boardwalk as well as resting points and a viewing deck overlooking the dam reservoir.

Our Team



Oliver Stillman
Associate Director
Residential Project Sales
Australia
+61 431 539 692
oliver.stillman@au.knightfrank.com



Frazer Cunnane
Associate Director
Residential Project Sales
Australia
+61 401 172 774
frazer.cunnane@au.knightfrank.com



Erin van Tuil
Partner
Head of Residential
Australia
+61 409 325 700
erin.vantuil@au.knightfrank.com



Michelle Ciesielski
Partner
Head of Residential
Research Australia
+61 414 694 200
michelle.ciesielski@au.knightfrank.com



Thomas Stellino
Analyst
Residential Project Sales
Australia
+61 423 003 346
thomas.stellino@au.knightfrank.com

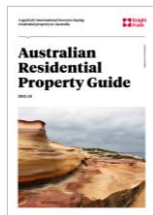
Residential Intelligence



Australian Prime Residential Review



Sydney Prime Residential Insight



Australian Residential Property Guide



Australian Waterfront Premium 2022



Rightsizing 2022



The Wealth Report 2023

Knight Frank Australia acknowledges the Traditional Owners of the land where we work and live. We pay our respects to Elders past, present and emerging. We celebrate the stories, culture and traditions of Aboriginal and Torres Strait Islander Elders of all communities who also work and live on this land.



Important Notice © Knight Frank Australia Pty Ltd 2023 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank Australia Pty Ltd for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank Australia Pty Ltd in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank Australia Pty Ltd to the form and content within which it appears.