



137A Avalon Parade, Avalon Beach

## A Once-in-a-Lifetime Opportunity in the Heart of Avalon

Presenting a truly exceptional opportunity to secure a substantial 1,115sqm (approx.) vacant block in one of Avalon's most coveted addresses. Perfectly positioned along Avalon Parade, this expansive parcel offers the ultimate blank canvas to craft a bespoke coastal residence of rare distinction (STCA).

Just moments from Avalon Village's vibrant cafés, boutiques and restaurants, and a leisurely stroll to the iconic Avalon Beach, this location encapsulates the very best of Northern Beaches living. Few opportunities remain to create something truly extraordinary in such a premier coastal setting.

Whether you're envisioning a contemporary family retreat, a luxurious holiday escape, or a long-term investment in one of Sydney's most desirable enclaves - this is your chance to bring your vision to life in an unbeatable position.

### Key Highlights:

- Prestigious Avalon Parade address in a blue-chip coastal precinct
- Expansive 1,115sqm (approx.) parcel with generous street frontage

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 1,115 m2

### FOR SALE

Price Guide of \$2.65m.

### AGENTS

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### AGENCY

LJ Hooker Newport  
(02) 9979 1111



- R2 Zoned land, offering flexibility and scope to design your dream home (STCA)
- " Driveway access and services already in place
- " Walk to Avalon Beach, village cafés, shops and transport
- A rare vacant holding in Avalon Village

Your blank canvas awaits - one of the last of its kind in Avalon.

**Disclaimer:**

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Newport by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

**MORE DETAILS**

Property ID	1AWMG5W
Property Type	Residential
Land Area	1115 m2

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