



**Leased**



13A Patrick Street, Avalon Beach

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## Upper 2 Bedroom plus Study Furnished Duplex

Securing a bright and sunny north-east aspect within a tranquil and serene leafy outlook, this charming 2 bedroom plus study furnished upper duplex features recent updates. With an abundance of natural light throughout this wonderful home emits warmth and charm from the moment you step through the door.

Property Features;

- Seamless indoor-outdoor flow from the living area to a generous balcony with a peaceful, leafy outlook with ocean glimpses
- Two good size bedrooms with built-in wardrobes and plantation shutters
- Large study opening onto the balcony —ideal for working from home
- Kitchenette with island bench and dishwasher
- Well-appointed bathroom featuring separate bath and shower
- Private courtyard offering additional outdoor space
- Convenient on-street parking

Rent inclusive of electricity, water and internet

Highly sought-after walk-to-everything location —moments to the

### FOR RENT

Please Call

### AGENTS

Sian Uther

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### AGENCY

LJ Hooker Avalon Beach

(02) 9973 2999

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.



beach, Avalon village, schools and public transport

Disclaimer:

All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent advice regarding any property or information on this website.

## MORE DETAILS

Property ID	X1JF58
Property Type	DuplexSemi-detached
Including	Study
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

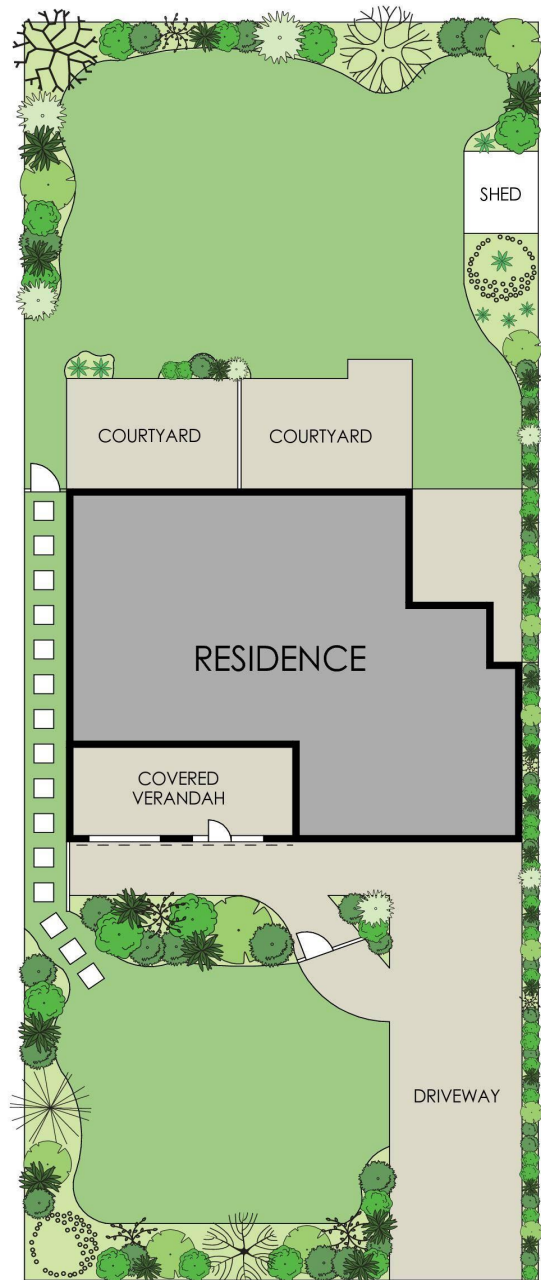
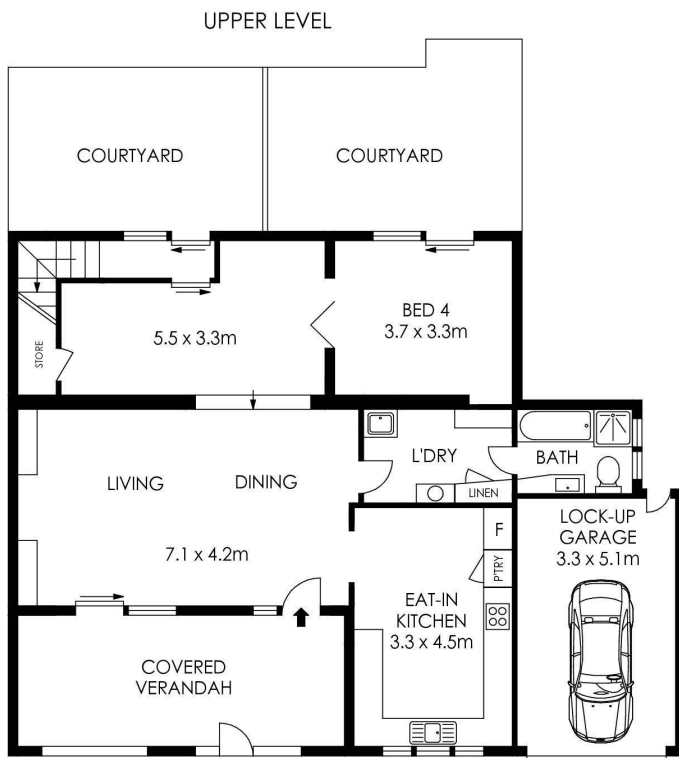
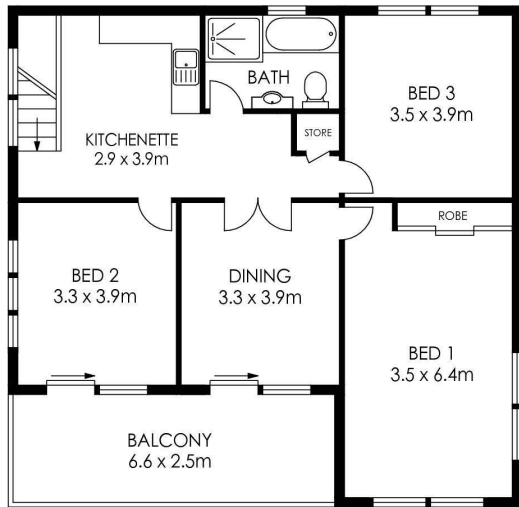
**Sian Uther 0439 844 743**

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APPROX. INTERNAL AREA = 203 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 73 m<sup>2</sup>  
 TOTAL = 276 m<sup>2</sup>  
 LAND SIZE = 628 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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