



## Avalon Beach, 26a Patrick Street

Large 1 bedroom lower duplex

Encompassed in a tranquil position, this older style lower duplex is full of charm and appeal throughout. It has its own private entrance, garden and courtyard area with lawn.

### Property Features:

- Spacious open planned lounge, dining and kitchen areas
- Neat and tidy functional bathroom with laundry area
- Large sun filled bedroom with built-in wardrobes
- 2 off-street car parking spaces
- Garden shed

Just a short stroll from Careel Bay. Easy access to public transport, and a short distance to Avalon Village and the beach.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/WGTF58](http://ljhooker.com.au/WGTF58)

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**LJ Hooker Avalon Beach**  
**(02) 9973 2999**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	WGTF58
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Toilets (1) Built-in-Robes Close to Transport

### **Sian Uther 0439 844 743**

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