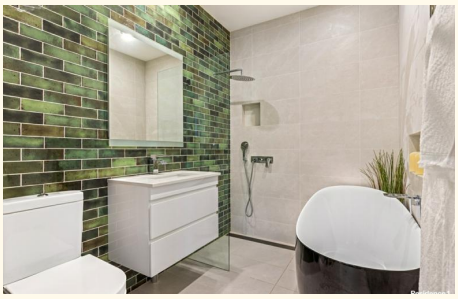


1/25 Binburra Avenue, Avalon Beach

Spacious North Avalon Home with Studio, Swim Spa & Entertaining Areas

Enjoy a relaxed coastal lifestyle in this spacious and versatile North Avalon home, privately positioned in a peaceful setting and enjoying a sunny northern aspect with refreshing summer breezes.

The home features a modern kitchen with gas cooktop, four bedrooms with built-in wardrobes, a modern bathroom with separate bath and comfortable living areas opening onto a large front entertaining deck - perfect for enjoying the sunshine or entertaining family and friends.

To the rear, a separate private studio provides additional versatility and could be ideal for guests, teenagers, a home office or extra living space. The Balinese-inspired cabana overlooks the large swim spa, creating a private space to relax and unwind.

Property Features:

- Four generous bedrooms, three with built in robes
- Modern kitchen with gas cooktop
- Modern bathroom with separate bath

5 3 2

FOR RENT
$1650 per week

VIEW
By Appointment

AGENTS

Sian Uther
0439 844 743
sian.uther@ljhavalon.com.au

Tenzin Gophe
0459 568 443
rentals@ljhavalon.com.au

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.

LJ Hooker

- Large front entertaining deck, perfect for entertaining
- Separate private studio with bathroom
- Balinese-inspired cabana overlooking the large swim spa
- Lock-up garage with additional storage
- Polished timber floors
- Air conditioning, gas bayonets and 4kw solar panels
- Private and peaceful setting

Please Note: The separate upper-level duplex is independently rented and is not included in this tenancy. The property advertised comprises the home, studio, outdoor areas and garage as detailed above.

Perfectly positioned within easy walking distance of both North Avalon Beach and Avalon Beach, as well as North Avalon shops, cafés, schools and public transport, this property offers an enviable Northern Beaches lifestyle.

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

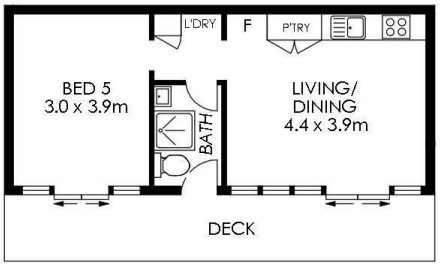
Property ID	X7AF58
Property Type	House
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Sian Uther 0439 844 743
Head of Property Management | Licensed Real Estate Agent |
sian.uther@ljhavalon.com.au
Tenzin Gophe 0459 568 443
Assistant Property Manager | rentals@ljhavalon.com.au

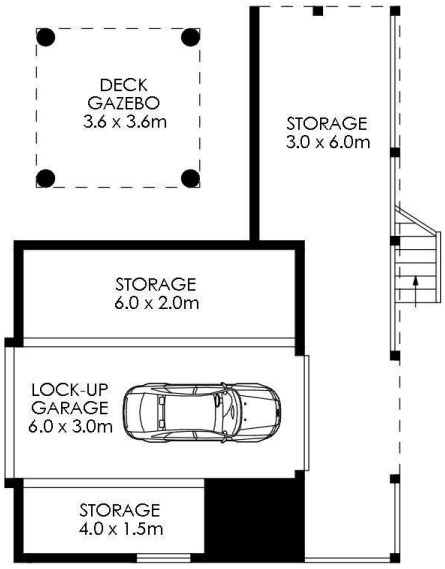
LJ Hooker Avalon Beach (02) 9973 2999
64 Old Barrenjoey Road, AVALON BEACH NSW 2107
avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au

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.

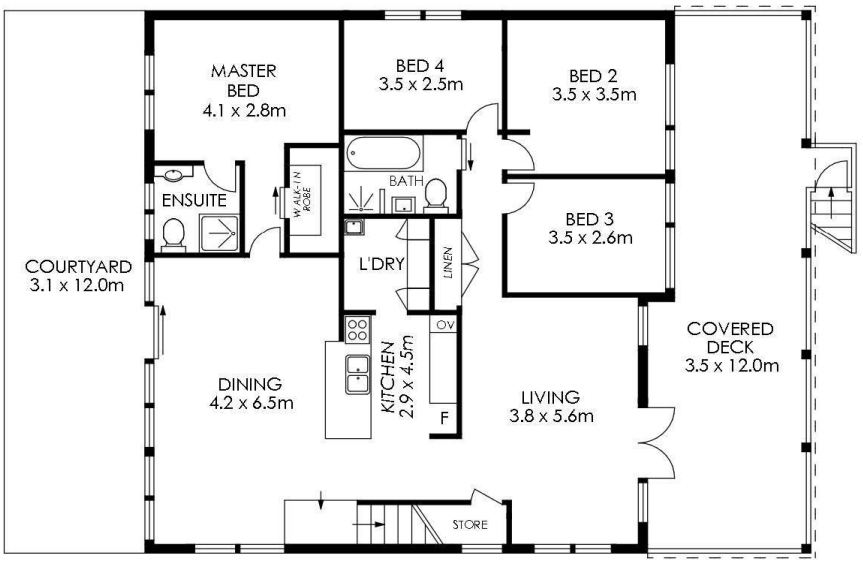
SITE PLAN
(NOT TO SCALE)



SELF-CONTAINED ACCOMMODATION



LOWER LEVEL



ENTRY LEVEL

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.