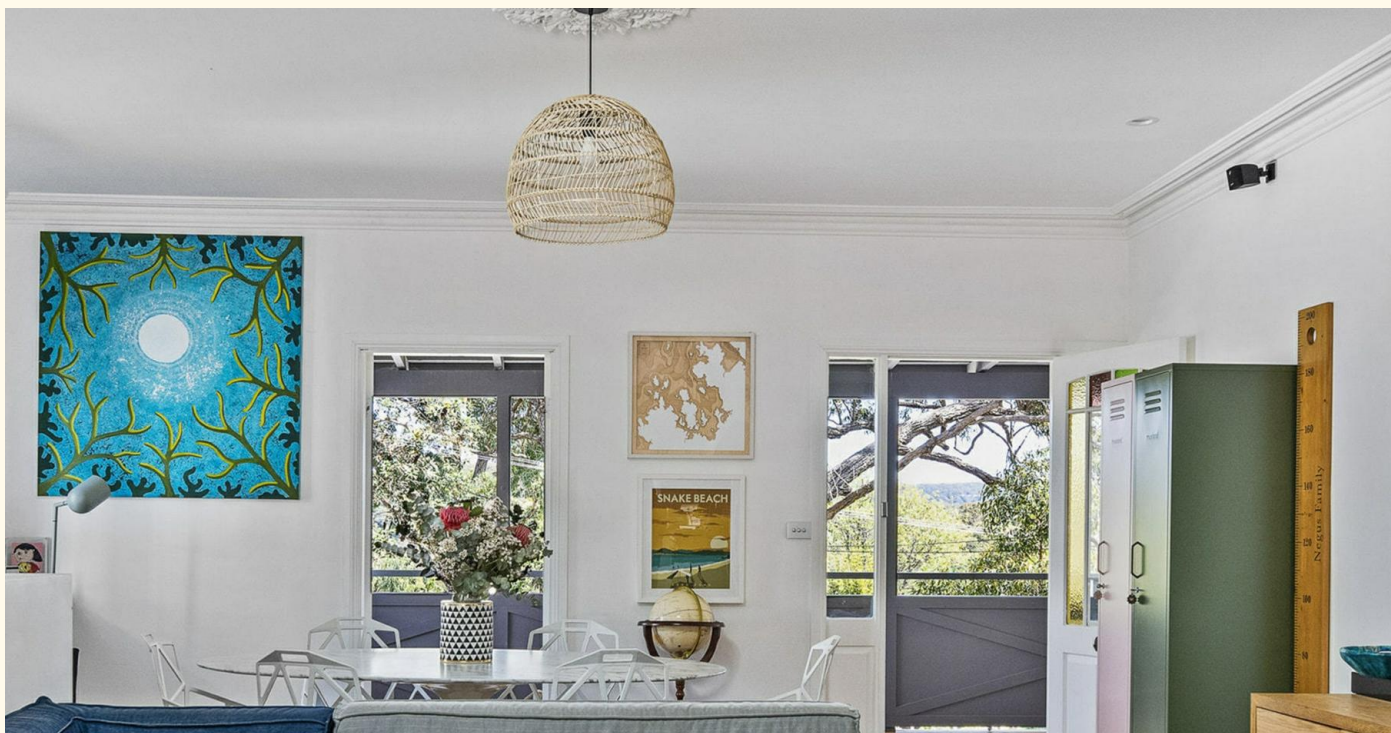




11 Alexander Road, Avalon Beach

## Where Comfort Meets Coastal Living in North Avalon

Filled with natural light and full of Queenslander charm, this beautifully renovated home offers a welcoming space to enjoy the relaxed North Avalon lifestyle. With bright open-plan living, inviting outdoor entertaining areas and a peaceful garden setting, it's a home designed for easy family living.

### Features:

- Beautifully renovated Queenslander-style home with timeless character
- Light-filled open-plan living and dining flowing to a spacious entertaining deck
- Designer gas kitchen with SMEG oven, concrete benchtops and study nook
- Polished spotted gum timber floors, French doors, stained-glass windows and high ceilings
- Split-system air conditioning for added comfort throughout the home
- Spacious master bedroom opening onto the front verandah
- Modern bathroom with separate bath and shower
- Self-contained lower-level suite or fourth bedroom with kitchenette and bathroom, ideal for guests, teenagers or a home office

4 2 2

**FOR RENT**  
\$1625.00 per week

**VIEW**  
By Appointment

**AGENTS**  
Sian Uther  
0439 844 743  
sian.uthur@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.



- Ample storage throughout
- " Fully enclosed backyard surrounded by established gardens
- " Off-street parking for 2—3 cars
- Washer, dryer, TV, microwave and fridge included

Located just moments from Careel Bay, local cafés, shops, schools, and public transport, this home offers a wonderful balance of comfort, convenience and relaxed coastal living.

**Disclaimer:**

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Avalon Beach 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

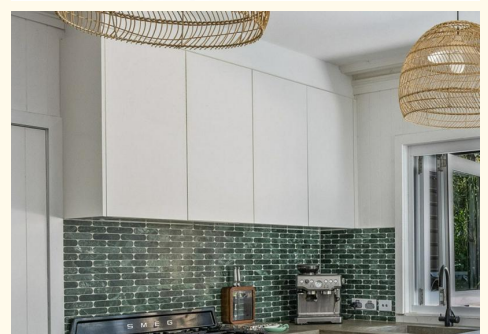
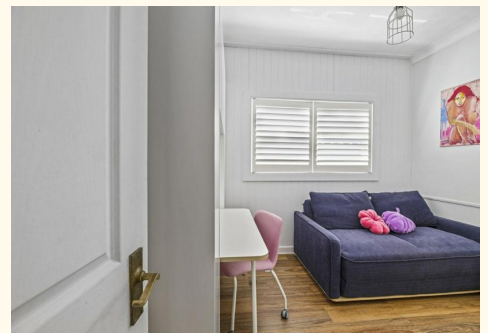
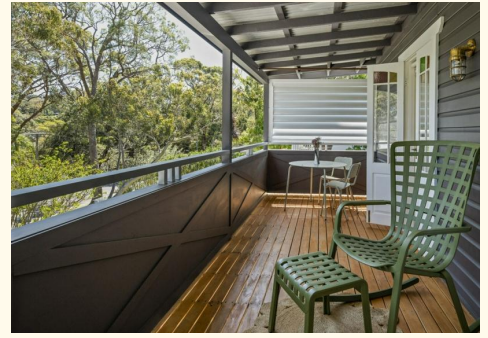
Property ID X4YF58  
Property Type House

**Sian Uther 0439 844 743**

Head of Property Management | Licensed Real Estate Agent |  
sian.uthur@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





LOWER LEVEL



UPPER LEVEL



INTERNAL AREA : 169 M<sup>2</sup>  
EXTERNAL AREA : 487 M<sup>2</sup>  
LAND AREA : 582 M<sup>2</sup>