

## Avalon Beach, 132 Avalon Parade

A family beach house just moments from Avalon Beach

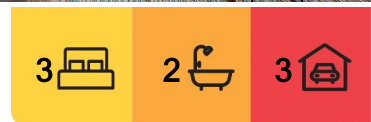
A charming beach house mere moments from Avalon Beach and Paradise Beach. This home exudes an old-school charm, with a level stroll to Avalon Village. Enjoy its beautiful sunny north aspect and expansive, flat backyard perfect for a variety of activities.

Property highlights include:

- Two bedrooms downstairs and one upstairs, all bathed in natural light.
- A modern kitchen with bi-fold windows opening onto entertainers deck.
- Seamless indoor-outdoor living.
- Renovated bathroom and external laundry downstairs with separate shower and toilet.
- Open-plan living area featuring a cozy gas fireplace.
- A spacious backyard with a rear entertaining deck, complete with a retractable awning, ensuring comfort and versatility in any weather.
- Single-car garage with additional off-street parking.
- Convenient dual street access.



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/WFNF58](http://ljhooker.com.au/WFNF58)

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

- Enjoy a leisurely walk to Avalon village and beach.

The house is positioned at the front of the large block with plenty of room for sporting activities and the kids to play. Ideally located, the home is a level stroll into Avalon's cafes, boutiques and beach.

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 About this Property

<b>Property ID</b>	WFNF58
<b>Property Type</b>	House
<b>Including</b>	Close to Schools Close to Shops Close to Transport

### Sian Uther 0439 844 743

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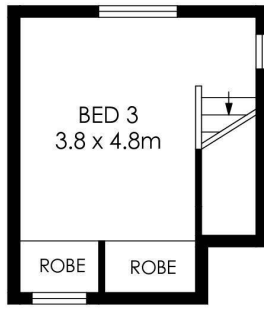
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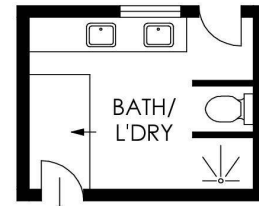


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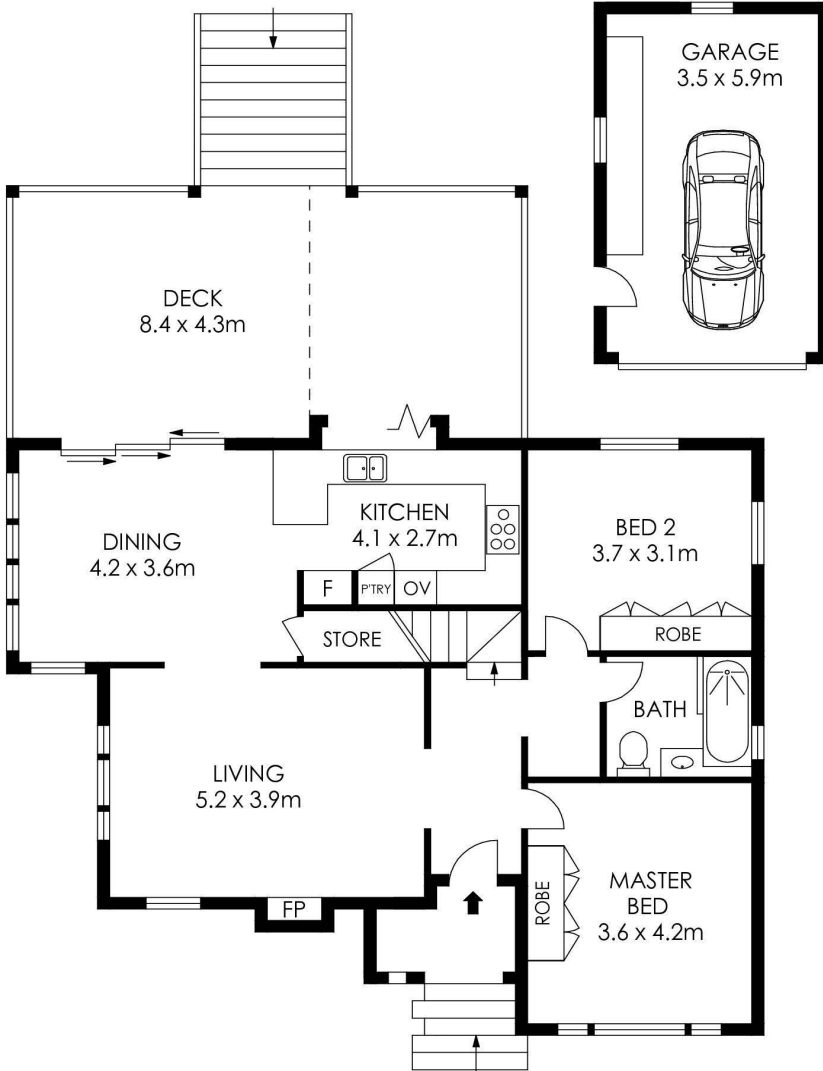


FIRST FLOOR

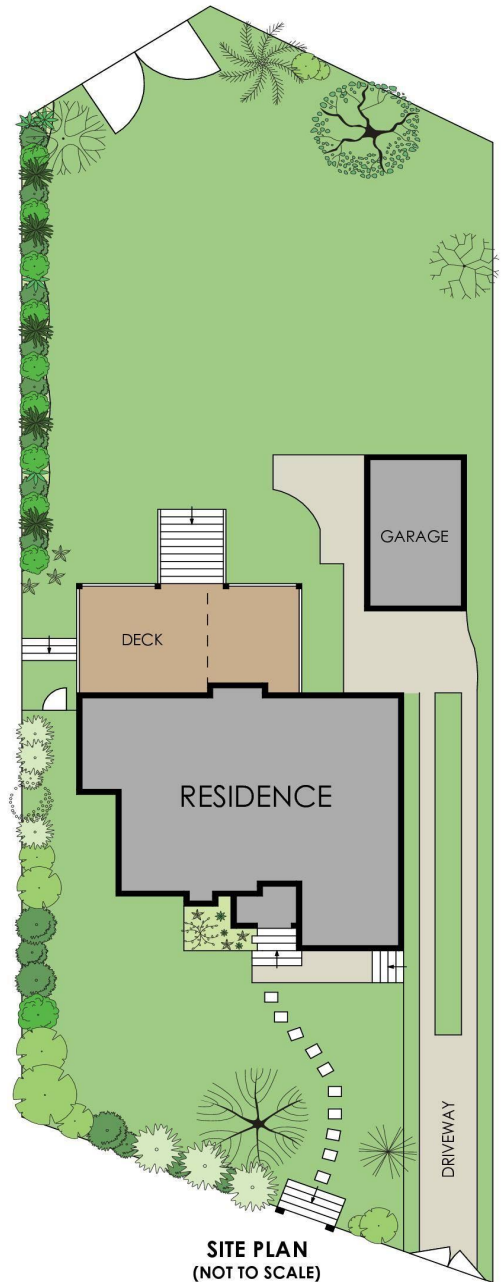


ACCESS TO SUB FLOOR

BASEMENT LEVEL



GROUND FLOOR



SITE PLAN (NOT TO SCALE)

APPROX. INTERNAL AREA = 147 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 38 m<sup>2</sup>  
 TOTAL = 185 m<sup>2</sup>  
 LAND SIZE = 885.2 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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