



Avalon Beach, 15A Dolphin Crescent

Family retreat in prime North Avalon

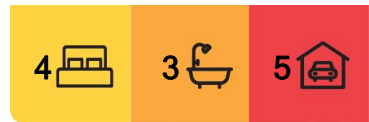
Nestled in a family-friendly North Avalon cul-de-sac, this charming home sits on a large, near-level lot surrounded by greenery. With a flexible, dual-level floorplan, it adapts easily to family needs, featuring three distinct living areas, wide decks and verandahs for entertaining, plus a sparkling saltwater pool.

Property features:

- Three living zones on two floors
- Indoor/outdoor lifestyle; wide verandahs & sheltered back deck
- Spacious near-level lawns and saltwater pool
- Skylit interiors, polished timber floors and plantation shutters
- Contemporary Caesarstone kitchen features Miele/gas appliances
- Upper-level double bedrooms include BIRs, ceiling fans and shutters
- Main floor master with smart ensuite, ample storage on the patio level
- Air conditioning, two-way combustion fireplace, auto garage w/internal 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/W7QF58

Contact
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LJ Hooker Avalon Beach
(02) 9973 2999

- Great parking with four off-street spaces and a level entrance to the home

Lawn and Garden and Pool Maintenance included in rent.

Pets considered on application.

More About this Property

Property ID	W7QF58
Property Type	House
Land Area	1094 sqm
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Pool

Sian Uther 0439 844 743

Head of Property Management | Licensed Real Estate Agent |
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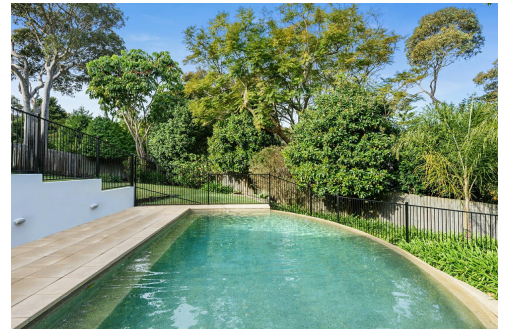
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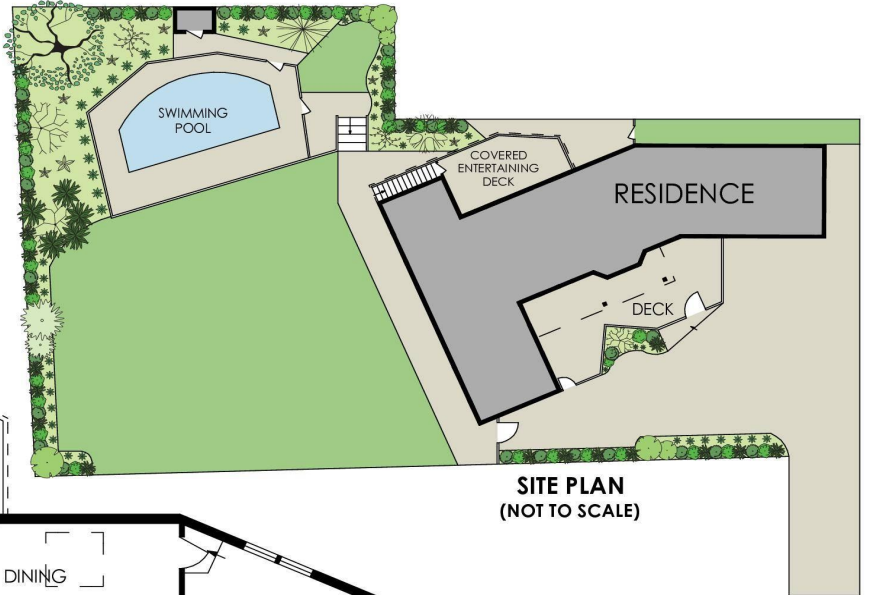
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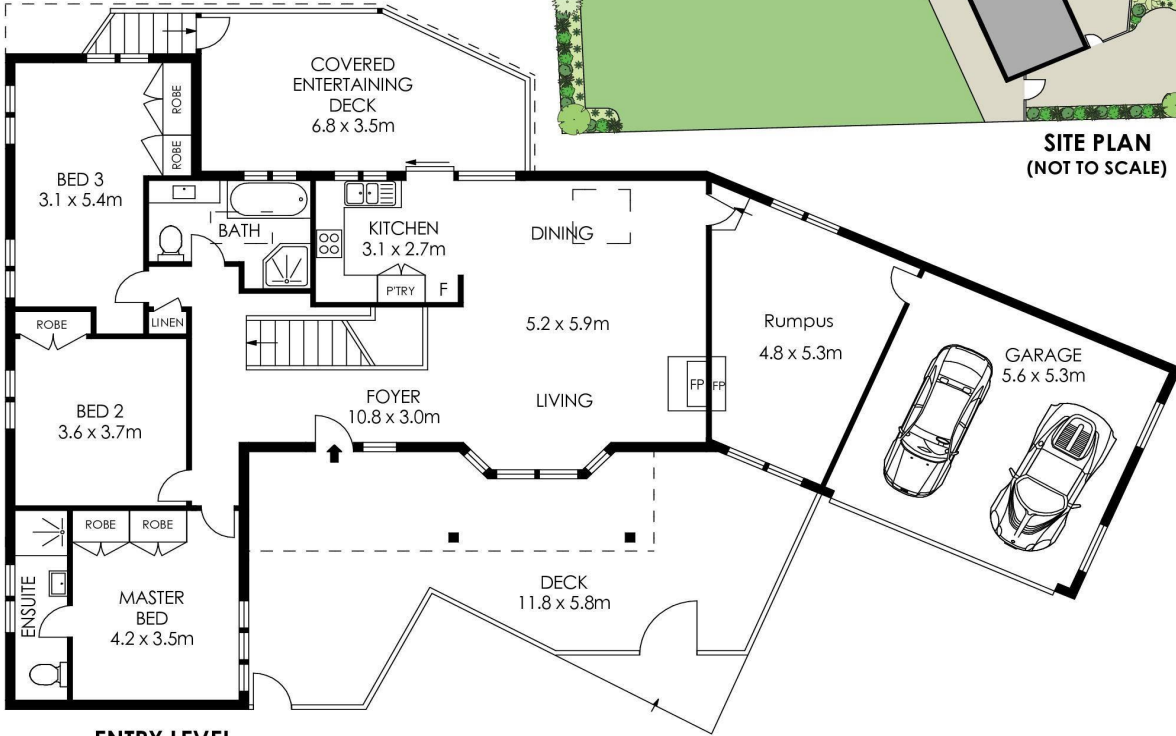
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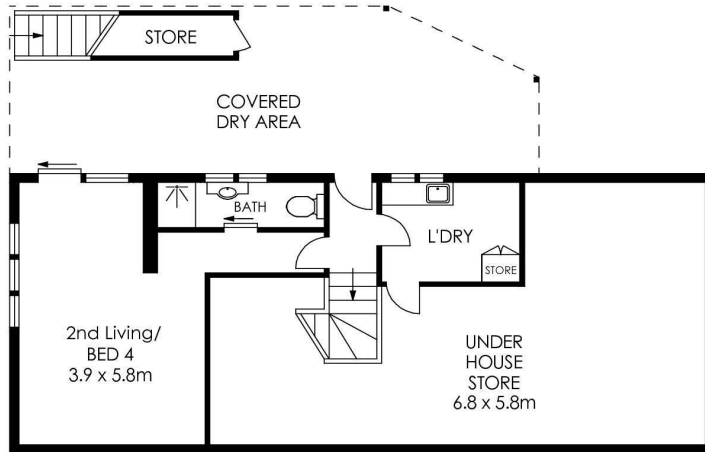
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**SITE PLAN
(NOT TO SCALE)**



ENTRY LEVEL



LOWER LEVEL

APPROX. INTERNAL AREA = 255 m²
 APPROX. EXTERNAL AREA = 70 m²
 TOTAL = 325 m²
 LAND SIZE = 1094 m²



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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