

## Avalon Beach, 2 Coolawin Road

### Architecturally Designed Timeless Residence

Crafted by renowned architect Walter Barda, this exceptional single-story home reimagines the timeless Queenslander style, often referred to as the "Verandah House."

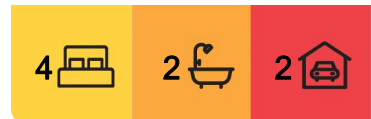
The impressive living space captivates with its bold architectural elements, including a striking sandstone fireplace and soaring reclaimed timber beams, creating a grand ambiance.

Large sliding glass doors seamlessly integrate the open-plan layout with the extensive verandah, showcasing its pool and spa, perfect for leisure and entertainment. The property exudes a serene hinterland retreat atmosphere, with leafy district vistas, meticulously landscaped gardens, and an impressive sandstone entry staircase.

Additional features:



**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/W8RF58](http://ljhooker.com.au/W8RF58)

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

- Modern Caesar stone kitchen equipped with Smeg appliances
- A luxurious master suite with an ensuite and private pool and spa access
- Three spacious bedrooms with ample storage
- A main bathroom featuring a freestanding bath and custom finishes
- A versatile media room/home office or potential fourth bedroom
- Stylish plantation shutters and glass louvres
- Merbau hardwood flooring, ceiling fans, and extensive use of sandstone throughout
- A pool and spa adorned with glass mosaic tiles and a travertine surround
- Ducted gas heating and air conditioning, outdoor shower
- An automatic Velux glass ceiling in the dining area
- An expansive verandah with a private northern aspect
- Lush tropical gardens and a fully fenced, level lawn
- A double lock-up garage, substantial undercover storage, and an exquisite wine cellar

Conveniently located within a short, level walk to Avalon Village, schools and beach.

Small pets considered on application

Rent inclusive of lawn, garden and pool maintenance

12 month lease

## More About this Property

<b>Property ID</b>	W8RF58
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Pool

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