



3 Patrick Street, Avalon Beach

## Sunlit Three-Bedroom Home in Prime Avalon Location

Basking in a perfect north-east aspect and filled with natural light, this inviting three-bedroom home combines warmth, style, and convenience. Ideally located within easy reach of Avalon Village, Careel Bay, local cafés, shops, public transport, and the beach, it offers the quintessential coastal lifestyle.

### Property Features

- Renovated kitchen with stone benchtops, stainless steel appliances, and gas cooking
- Three bedrooms, master with built-in wardrobes
- Modern bathroom plus additional powder room, toilet, and separate laundry (shower only)
- Open-plan kitchen, living, and dining with polished timber floorboards
- Gas bayonets for comfort
- Double roller blinds with privacy and block-out options
- " Expansive level front lawn, fully fenced for family living
- " Easy level walk to schools, buses, cafés, and Avalon Vil

Exuding immense coastal appeal throughout, this family friendly weatherboard home is a delightful opportunity in a tightly held area.

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.

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**FOR RENT**  
\$1075 per week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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(02) 9973 2999



Providing a classic beach and village lifestyle, do not miss the opportunity to inspect.

Please note that there is a separate tenanted granny flat at the rear of the property.

**Disclaimer:**

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**MORE DETAILS**

Property ID	WR0F58
Property Type	House
Including	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

**Sian Uther 0439 844 743**

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