



# Avalon Beach, 40A Ruskin Rowe

LEASED

Nestled in Avalon's exclusive cul-de-sac, this beautifully presented cottage offers a tranquil and serene retreat. With green leafy outlook, this two bedroom home boasts secluded privacy whilst still being within a short level walk from the vibrant Avalon shopping village and beach.

- New timber look flooring throughout
- 2 good size bedrooms
- Spacious kitchen with new oven and cooktop and ample storage
- Bathroom with shower
- Private garden and outdoor deck with green leafy outlook perfect for summers BBQ's
- On street parking

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For Lease

Please Call

View

[ljhooker.com.au/UZEF58](http://ljhooker.com.au/UZEF58)

Contact

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

The residence sits on Avalon Beaches largest block shared with the main house but offers its own access.

The cottage is available now for an initial 12 month lease and would be perfect for a couple or individual wanting much more than a unit.

Lawn and garden maintenance included in the rent.



## More About this Property

Property ID	UZE58
Property Type	House
Including	Close to Schools Close to Shops Close to Transport

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