



45 Riverview Road, Avalon Beach

## ENCHANTING PITTWATER RETREAT ABOVE PARADISE BEACH

Step into coastal luxury with this exquisitely renovated home in one of Avalon's most coveted enclaves.

Nestled just above Paradise Beach, the residence offers relaxed elegance, striking interiors, and panoramic views—all with level street entry.

Features Include:

- Expansive travertine terrace with fully equipped outdoor kitchen
- Well-zoned for families with kids' rooms and rumpus on the ground floor
- Four bedrooms in the main house, three with ensuites, & each with custom built-in wardrobes
- " Charming self-contained cottage —ideal for guests or a studio
- Deluxe kitchen with marble benchtops and servery to the entertaining deck
- Ducted air conditioning and gas fireplace for year-round comfort
- Soaring ceilings and original hardwood floors throughout
- Seamless open plan design with bi-folds and glass louvres

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**FOR RENT**  
\$2,500.00 pw

**VIEW**  
By Appointment

**AGENTS**  
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rentals@ljhpb.com.au

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**AGENCY**  
LJ Hooker Palm Beach  
(02) 9974 5999

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.

 **LJ Hooker**

- Crisp, white interiors that amplify natural light and views
- Beautifully landscaped gardens and level lawns with maintenance included
- Double carport

A truly rare opportunity to enjoy an exceptional lifestyle retreat in Avalon —minutes from the beach, surrounded by natural beauty, and designed to perfection.

Please contact Kristy Frazer on 0449 556 522 or [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au) with any questions or to arrange a private inspection.

## MORE DETAILS

Property ID	BVEF6Z
Property Type	House
Including	Air Conditioning
	Toilets (1)
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport

### Kristy Frazer 0449 556 522

Senior Property Manager | [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au)

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