



15 Averil Street, Abbey

A Coastal Classic in Coveted Old Abbey

Perfectly positioned in one of Abbey's most tightly held pockets, this charming partially renovated three-bedroom, one-bathroom cottage presents an exceptional opportunity to secure a timeless property just footsteps from the pristine shoreline and Abbey boat ramp. Set on a substantial 911m² block, this warm and welcoming home blends classic character with thoughtful modern upgrades, offering an enviable lifestyle that's both relaxed and highly convenient.

From the moment you step inside, the home exudes comfort and personality. A combination of timber flooring, carpet and tiles adds both character and comfort throughout the home, complemented by a cosy wood fire, air conditioning and overhead fans for effortless year round living. The functional kitchen is a standout feature, appointed with an electric oven, gas cooktop and a remote controlled skylight that floods the space with natural light.

With several improvements already completed and further opportunity for personalisation, the property provides an appealing canvas for a range of buyers. Accommodation includes three well sized bedrooms and a central bathroom, delivering a practical layout for families, downsizers, holidaymakers or those seeking a coastal retreat with

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FOR SALE
Offers From \$1,999,000

AGENTS

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potential to enhance further over time.

Outdoors, the property extends its appeal with an expansive North facing backyard and beautifully lush gardens enveloping the home. The entire garden is serviced by a reticulated bore, ensuring easy care and year round vibrancy. A large undercover timber decked entertaining area creates an idyllic setting for gatherings, complete with a built in pizza oven for relaxed weekend dining. Additional improvements include a huge shed ideal for storage or hobbies, a smaller garden shed for extra convenience and solar panels to support energy efficiency.

Nestled in a coveted coastal setting, this residence perfectly combines convenience and charm, just a leisurely stroll to Monaghan's Corner - home to Claudio's Bakehouse and the acclaimed Ooze & Tang restaurant - and only a short drive to the popular Farmers Market.

Whether you're seeking a permanent residence, a holiday escape or a smart investment in blue chip Old Abbey, this much loved cottage offers charm, comfort and the perfect setting to create lasting memories.

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	196MHND
Property Type	House
House Size	142 m2
Land Area	911 m2
Including	Air Conditioning Deck Floorboards Liveability

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