

2/4 Sanctuary Avenue, Avalon Beach

Dream Unit Alternative —Private Deck, Lawn & Walk-to-Everything Location

Opportunities like this are rare —a 2-bedroom apartment that feels more like a private home than unit living. Set in a boutique block of just four, it enjoys the rare luxury of expansive level lawns, leafy surrounds and a peaceful cul-de-sac position —all while being just 800m to Avalon Village, local schools and the golden sands of Avalon Beach.

With its own private entrance, level access and a beautiful timber deck that offers complete privacy, this residence is the perfect balance of seclusion and convenience. Quietly tucked away, yet only moments to everyday essentials, it delivers the best of both worlds in an idyllic coastal setting.

- " Boutique block of just four residences —a rare find
- " Expansive level lawns and leafy surrounds —a true coastal sanctuary
- Private timber deck —perfect for alfresco entertaining or quiet relaxation
- Open living with leafy outlooks and seamless indoor/outdoor flow
- Quiet cul-de-sac location yet only 800m to Avalon village, schools

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.

2 1 1

AUCTION
Tue 21st Oct @ 6:00PM

VIEW
By Appointment

AGENTS
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AGENCY
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LJ Hooker

- and beach
- Stylish kitchen with dishwasher and ample storage
- Internal laundry, car space and generous roof storage

A unique lifestyle opportunity, this home offers space, privacy and convenience in one of Avalon's most sought-after pockets —a dream setting where village, school and beach are all just a stroll away.

MORE DETAILS

Property ID	BNZF6Z
Property Type	Apartment
Land Area	66 m2

BJ Edwards 0420 304 140

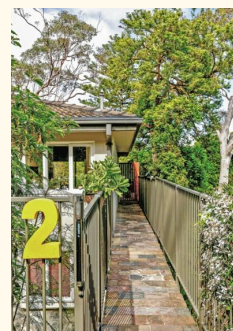
Licensed Real Estate Agent | bjedwards@ljhpb.com.au

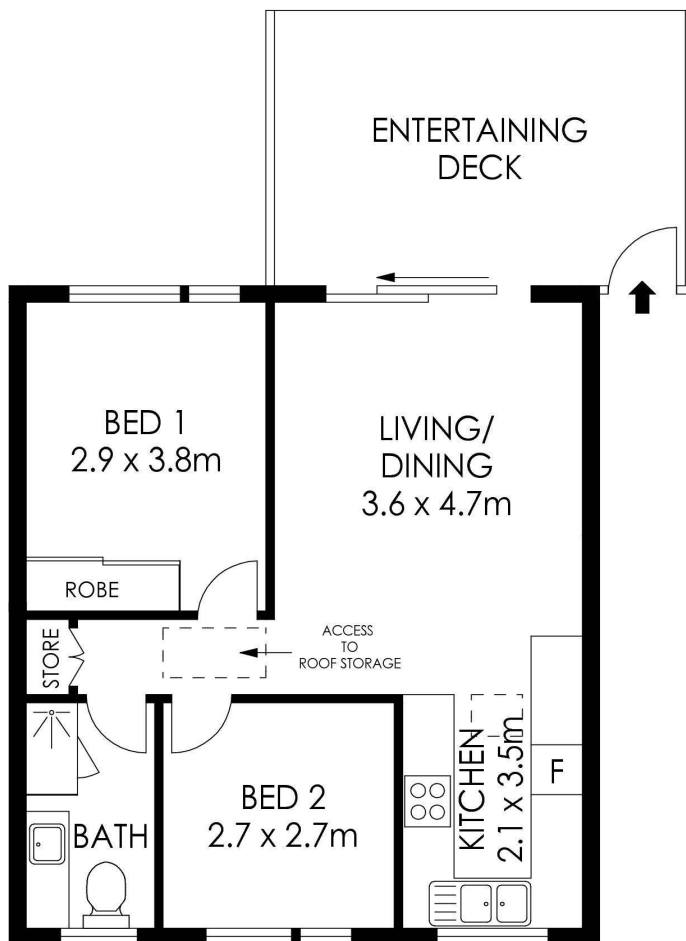
David Edwards 0415 440 044

Director | Licensee | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | dedwards@ljhpb.com.au

LJ Hooker Palm Beach (02) 9974 5999

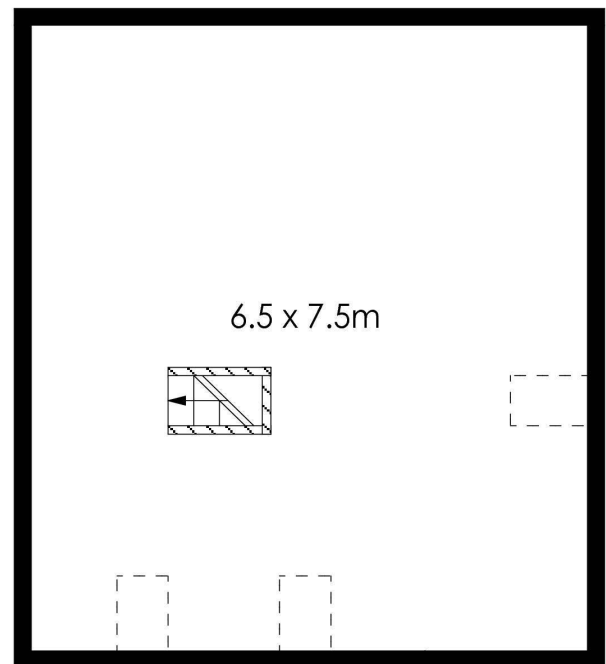
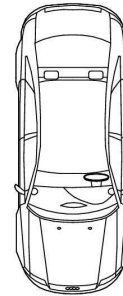
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GROUND LEVEL

CARSPACE
2.4 x 5.5m



ROOF STORAGE

APPROX. INTERNAL AREA = 66 m²
 APPROX. EXTERNAL AREA = 13 m²
 TOTAL = 79 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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