



## Avalon Beach, 1/53 George Street

### Stylish Beachside Living Close to Avalon Village

This beautifully designed home is light filled and offers the perfect combination of coastal charm and elegance. Located in a desirable Avalon Beach location, the property offers a practical layout with three sizeable bedrooms, including master with ensuite. To the rear of the property, open plan living and dining connects flawlessly through stacking doors to an expansive alfresco entertaining, and there's plenty of lawn area for pets or kids.

It's single level living at its best, private, with a sense of separation, and the perfect low maintenance option for young families, downsizers, and investors with a walk-to-everywhere location.

- No strata fees, complete privacy
- Three bedrooms, master with ensuite + separate office space
- Light filled open plan living and dining
- Alfresco dining and private gardens with level lawns



**Disclaimer:** 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 Sale**  
Contact Agent

**View**  
[ljhooker.com.au/VVZF58](https://ljhooker.com.au/VVZF58)

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

- Wide Oak timber flooring throughout
- Modern gas kitchen with stone benches and bi-fold servery
- European laundry is hidden away
- Off street parking for two cars
- Reverse cycle air conditioning
- Additional under house storage
- Short walk to local shops cafes, beach and village

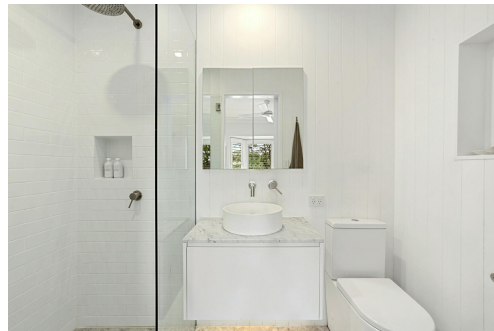
Disclaimer: All information has been sourced from reliable outlets; however, we do not guarantee its accuracy. Prospective buyers should perform their own due diligence.

## More About this Property

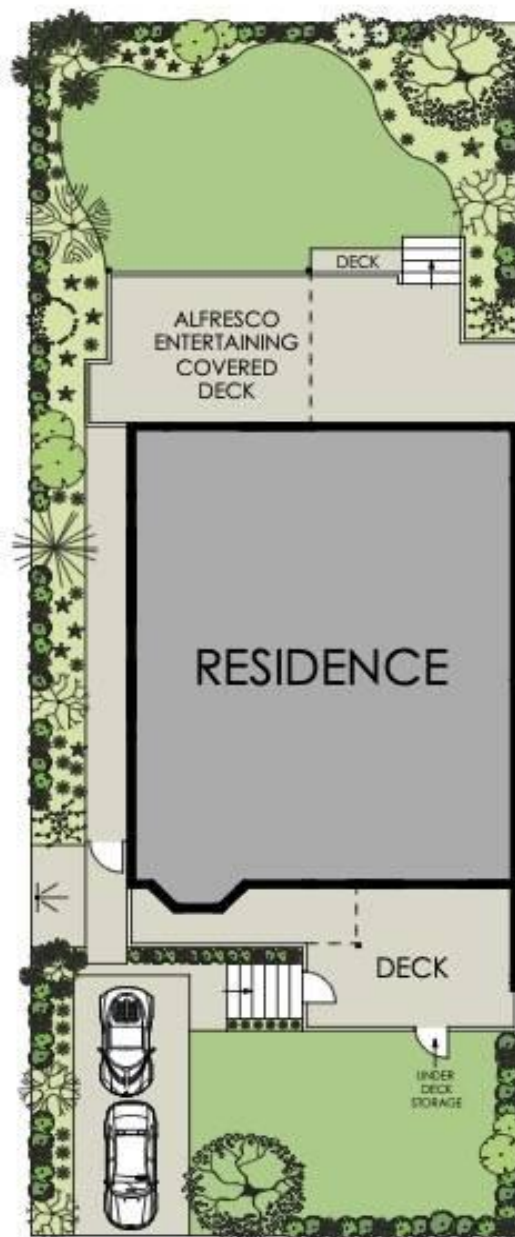
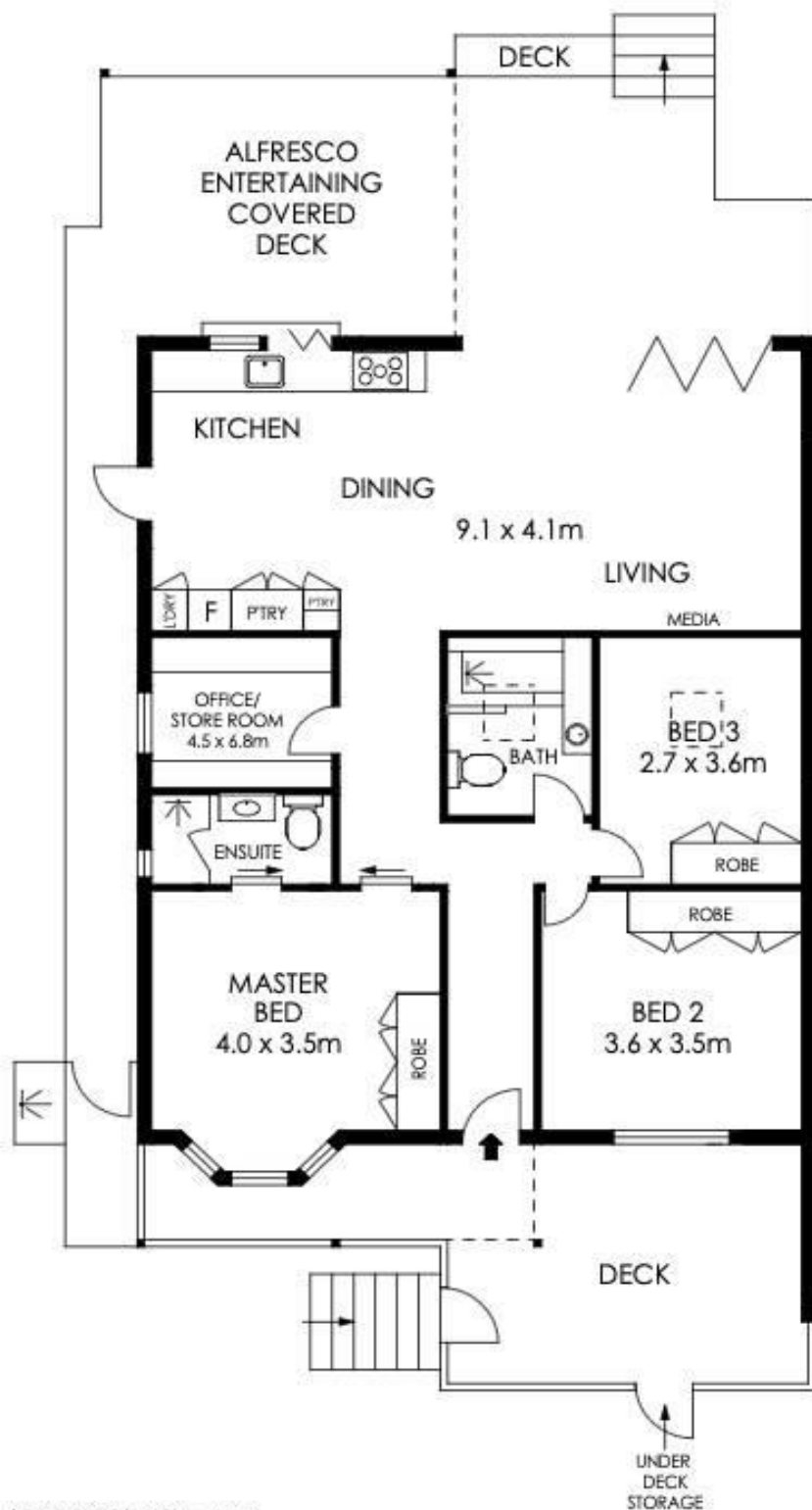
Property ID	VVZF58
Property Type	DuplexSemi-detached
Including	Study

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**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 104 m<sup>2</sup>  
APPROX. EXTERNAL AREA = 22 m<sup>2</sup>  
TOTAL = 126 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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