



1 Capri Close, Avalon Beach

Timeless Family Living in a Private Avalon Setting

Privately nestled behind established landscaped gardens, Villa Capri is a beautifully crafted family home that blends timeless character with generous proportions, exceptional flexibility and effortless indoor-outdoor living. Occupying a prized corner position with dual street access from Capri Close and Riviera Avenue, this welcoming residence offers space for every stage of family life, just moments from Avalon Village and the beach.

Solid construction with timeless burnt clay brickwork, a charming front veranda and elegant bay windows creates an immediate sense of warmth, while light-filled interiors unfold across a thoughtfully designed floorplan. Multiple living zones provide wonderful separation for growing families, with expansive open-plan dining and entertaining spaces flowing seamlessly to a generous covered deck overlooking the private, landscaped gardens.

At the heart of the home, the well-appointed kitchen features Bosch appliances, a halogen cooktop and a spacious internal laundry, perfectly positioned for everyday family living and entertaining. A versatile bedroom positioned near the entrance also offers excellent potential as a home office or guest accommodation, while a spacious

4 3 2

FOR SALE
EOI Guide \$2.25m

VIEW
Wed 30th Sep @ 10:15AM - 10:45AM

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Interested parties must rely solely on their own enquiries.

LJ Hooker

rumpus room with built-in cabinetry provides exceptional flexibility for children, teenagers or relaxed family gatherings.

The accommodation is equally generous, with a peaceful master suite enjoying charming bay windows, built-in wardrobes and a private ensuite. The master and an additional bedroom are positioned alongside the family bathroom, complete with a separate spa bath and shower, while abundant storage, four-zone ducted air conditioning and a practical family-focused layout complete this inviting residence.

Beautifully maintained and designed for effortless living, Villa Capri is a home where classic charm, comfort and family connection come together in one of Avalon's most desirable settings.

- Beautiful solid residence featuring timeless burnt clay brickwork, known as Villa Capri
- Corner position with dual street access via Capri Close and Riviera Avenue
- Established landscaped gardens and charming front verandah
- Multiple living, dining and entertaining zones
- Covered alfresco entertaining deck overlooking the level rear garden
- Well-appointed kitchen with Bosch appliances and halogen cooktop
- Spacious internal laundry with excellent storage
- Versatile front bedroom with excellent potential as a home office or guest accommodation
- Generous rumpus/media room with built-in cabinetry
- Peaceful master suite with bay windows, built-in wardrobes and ensuite
- Additional family bedrooms, including one with a walk-in wardrobe
- Family bathroom with separate spa bath and shower
- Charming bay windows enhancing natural light throughout
- Four-zone ducted air conditioning
- Abundant linen and hallway storage
- " Double garage with driveway access from Riviera Avenue
- " Moments from Avalon Village, local cafés, schools and the beach

Disclaimer:

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MORE DETAILS

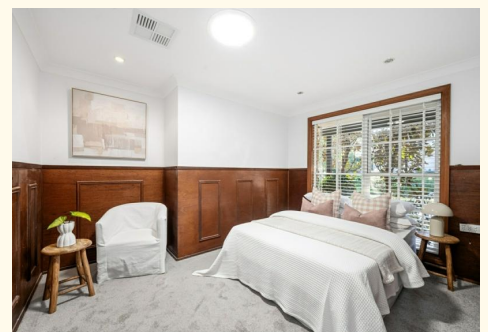
Property ID	X5NF58
Property Type	House
Land Area	759 m2

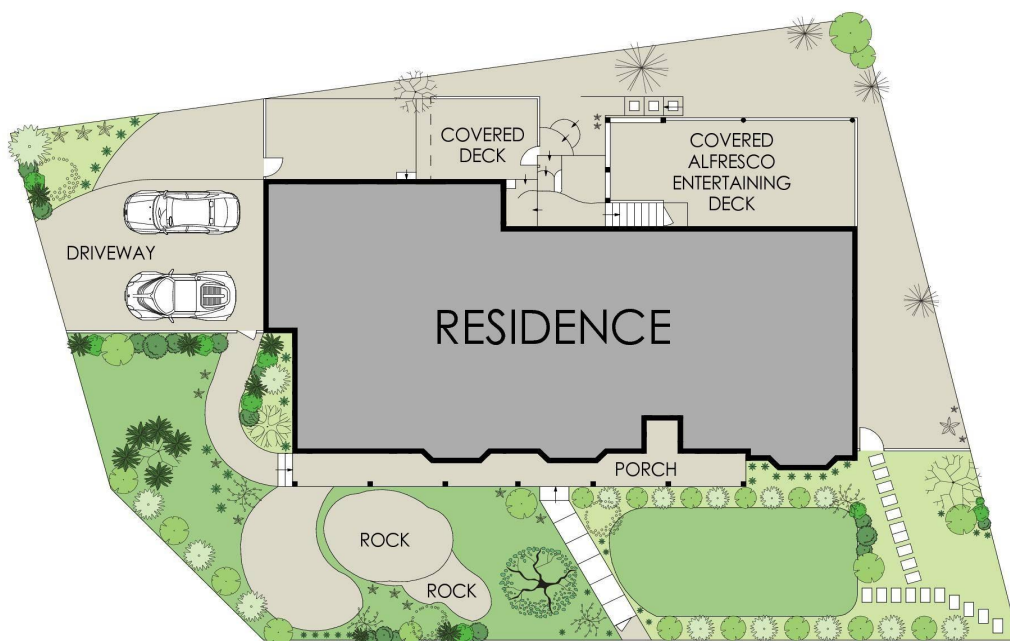
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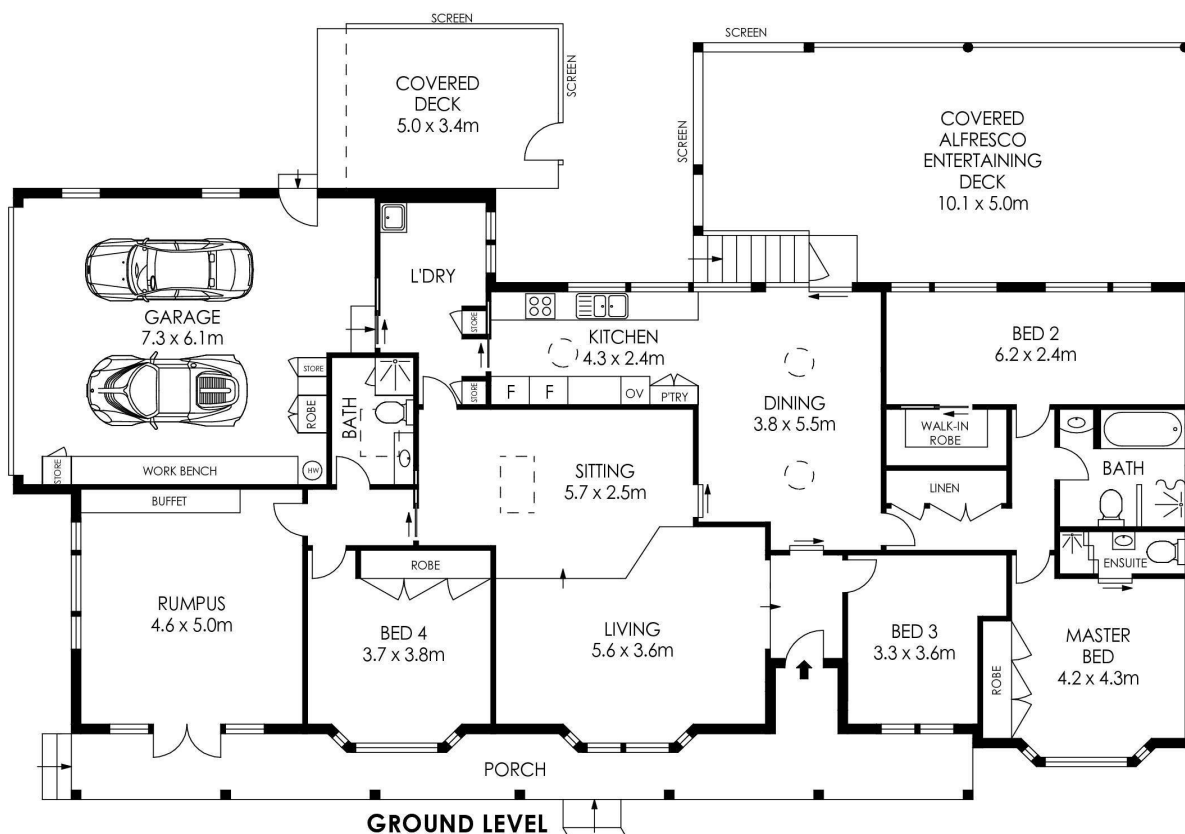
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SITE PLAN
(NOT TO SCALE)



APPROX. INTERNAL AREA = 236 m²
 APPROX. EXTERNAL AREA = 93 m²
 TOTAL = 329 m²
 LAND SIZE = 759 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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