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
For Sale

VIEW
Sat 24th Oct @ 12:30PM - 1:00PM

AGENTS
David Edwards
0415 440 044
dedwards@ljhpb.com.au

AGENCY
LJ Hooker Avalon Beach
(02) 9973 2999

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

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:
All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent advice regarding any property or information on this website.

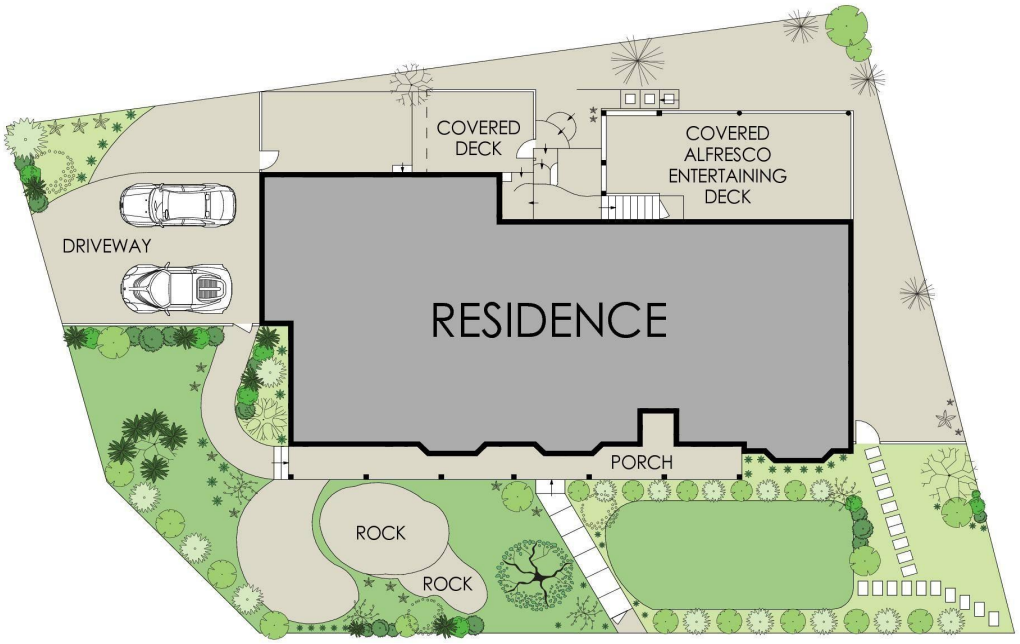
MORE DETAILS

Property ID	X5NF58
Property Type	House
Land Area	759 m2

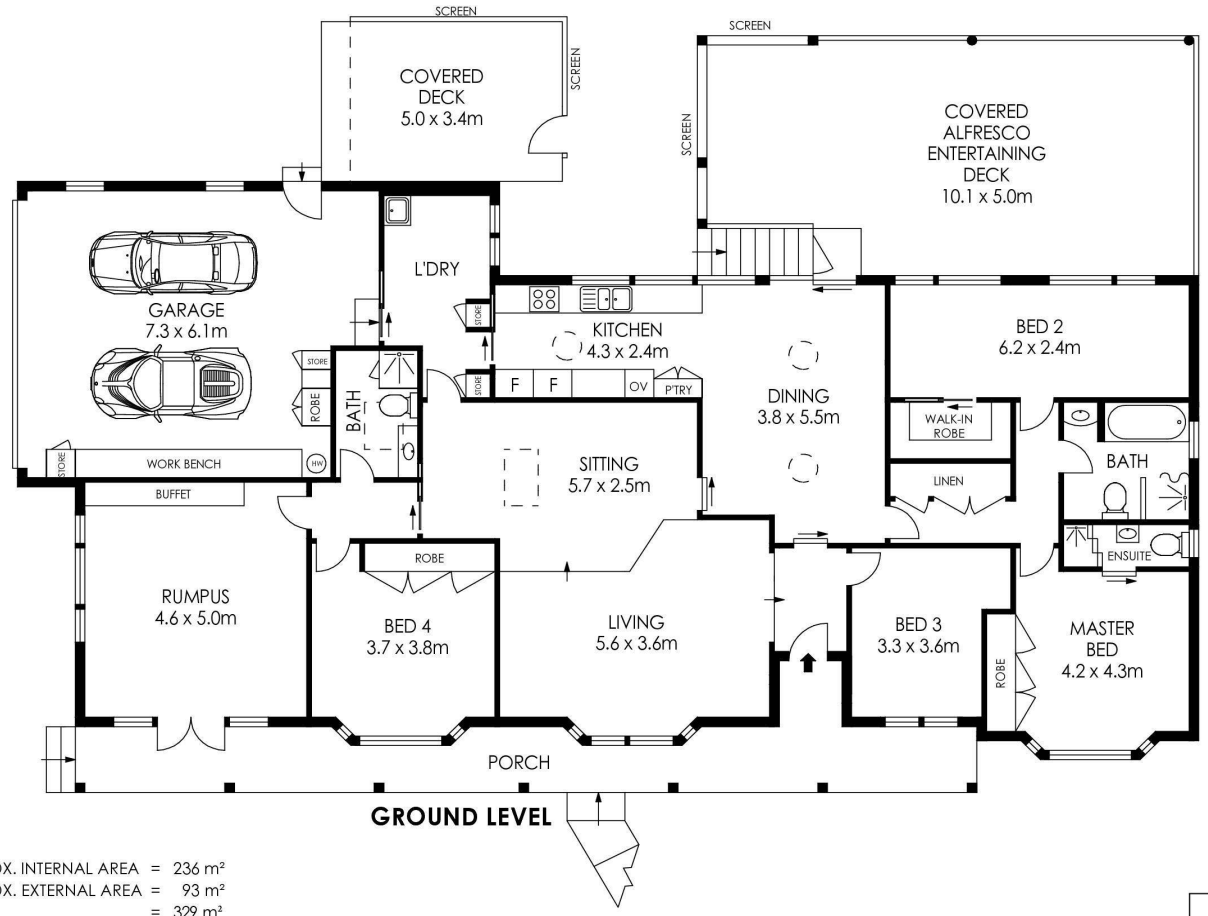
David Edwards 0415 440 044
Independent Contractor | David Edwards Palm Beach Realty Pty Ltd
CLN 348342 | dedwards@ljhpb.com.au

LJ Hooker Avalon Beach (02) 9973 2999
64 Old Barrenjoey Road, AVALON BEACH NSW 2107
avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au

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.



SITE PLAN
(NOT TO SCALE)



GROUND LEVEL

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.

1 Capri Close, Avalon Beach

LJ Hooker

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