



134 Central Road, Avalon Beach

Beach house charm in the heart of Avalon

With its prized corner block on one of Avalon's most sought-after streets, this captivating beach house is long on charm and easy livability. An enormous front verandah, elevated to catch the sea breezes, reads as a genuine extension of the living space - an outdoor room that earns its keep through spring, summer and autumn. Inside, north light pours through banks of French doors into generous living and dining zones and a contemporary island kitchen. Bifolds across the front slide back entirely, opening the interiors straight onto the full-length verandah.

Two bedrooms with built-in robes sit on the main level, both opening onto the deck, while upstairs, the sun-washed primary suite has its own private balcony over the gardens. Out back, a second deck is immersed within terraced lawns, cabana and greenery, alongside a garden cabin suited to a home office or a kids' retreat. The location does all the rest - a level stroll to the village, the beach and the primary school, right in the heart of Avalon.

- Prized location in the centre of Avalon; 645sqm corner parcel
- Rear-north aspect and timeless beach house vibe; easy livability
- Two levels, fluid open interiors framed by mullioned French doors
- Indoor/outdoor living; bifolds open to a deep, full-length verandah

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.

3 2 2

FOR SALE

Beach House Charm in the Heart of Avalon

VIEW

Wed 30th Sep @ 1:00PM - 1:30PM

AGENTS

Rebecca James
0414 686 333
rjames@ljhmv.com.au

Asha Kerr
0451 635 535
akerr@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000



- Second entertaining deck + cabana set within the north-facing gardens
- Contemporary kitchen; combination of stone/timber benchtops
- Top floor parent's retreat with built-ins, private balcony + ensuite
- Second and third bedrooms on main floor; both open to verandah
- Smartly-finished cabin is perfect for those working from home
- Combustion fireplace, R/C air conditioning, polished timber floors
- Undercover parking + easy access storage space on the upper level
- Walkability factor is off the charts; stroll to village, beach and buses

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

Property ID 2WWGF6K
Property Type House

Rebecca James 0414 686 333

Licensed Real Estate Agent | rjames@ljhmv.com.au

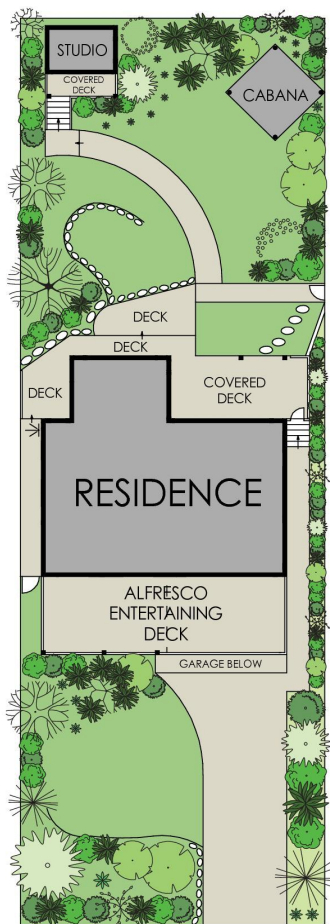
Asha Kerr 0451 635 535

Licensed Real Estate Agent | akerr@ljhmv.com.au

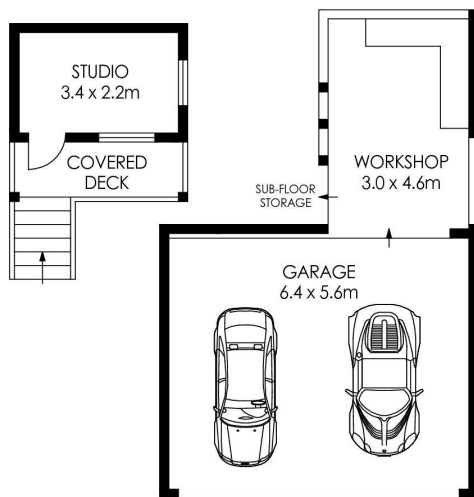
LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103
monavale.ljhooker.com.au | monavale@ljhmv.com.au

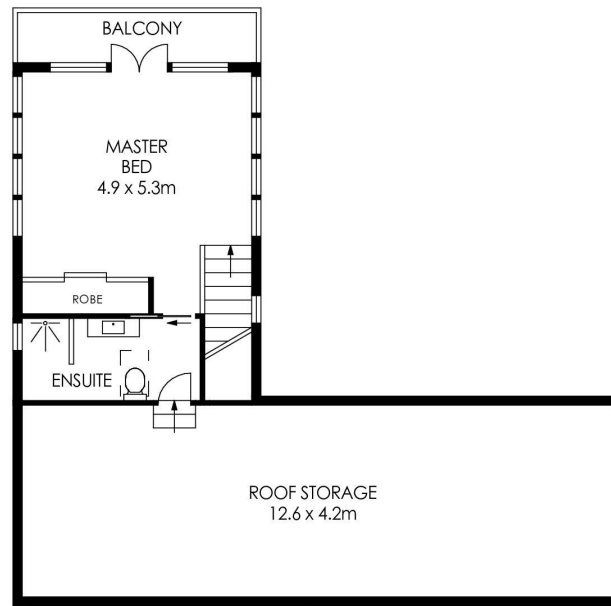




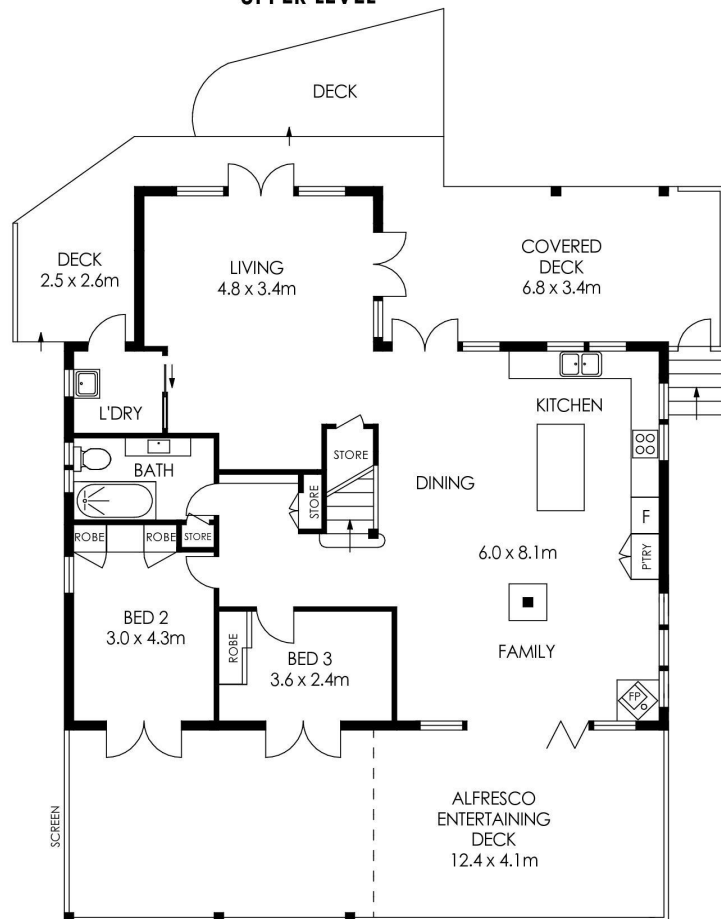
SITE PLAN
(NOT TO SCALE)



LOWER LEVEL



UPPER LEVEL



ENTRY LEVEL

APPROX. INTERNAL AREA = 257 m²
 APPROX. EXTERNAL AREA = 116 m²
 TOTAL = 373 m²
 LAND SIZE = 645 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



134 Central Road, 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