



14 Marine Parade, Avalon Beach

## North Avalon Masterpiece with Beach Views

Situated in one of North Avalon's most coveted positions and located only steps from the sand, this exceptional residence, by local Master Builder, Sharpe Build, captures breathtaking views across the golden sands of Avalon Beach and along the coastline to Manly. A level, private, north to rear, corner block basks in all day sun and captures spectacular sunsets throughout the year.

Designed for sophisticated entertaining and effortless coastal living the home showcases numerous entertaining zones across two sun filled levels. Wide European oak floors run throughout the residence with heated tiled floors in the bathrooms and laundry.

On the upper level, an expansive open-plan kitchen and living, extends to the rear entertaining zone, featuring built in BBQ with views across the pool towards Bangalley Headland. A statement gas fireplace anchors the space with the dining and sitting room flowing to the front veranda overlooking the beach and beyond. The master bedroom with walk in robe and ensuite enjoys direct access to the veranda and takes advantage of the coastal views.

The lower-level entertaining area features a bifold servery, bar, and

4  2  2 

### FOR SALE

Guide \$8m - \$8.5m

### VIEW

By Appointment

### AGENTS

BJ Edwards  
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### AGENCY

LJ Hooker Palm Beach  
(02) 9974 5999

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integrated dishwasher and fridge, flowing seamlessly onto a level terrace with direct access to the heated mineral pool, traditional cedar sauna, and beautifully landscaped, irrigated gardens. This level is completed by three generously sized bedrooms with built-in wardrobes and a full size bathroom, laundry with WC and convenient access to the pool area.

Smartphone-enabled technology includes keyless front door entry, security cameras, an integrated audio system, garden lighting, pool and heater controls, and individual room air conditioning-allowing you to manage the home remotely and ensure the perfect temperature on arrival.

A double garage with internal access provides secure parking, while you're just a short stroll from everything Avalon has to offer.

## MORE DETAILS

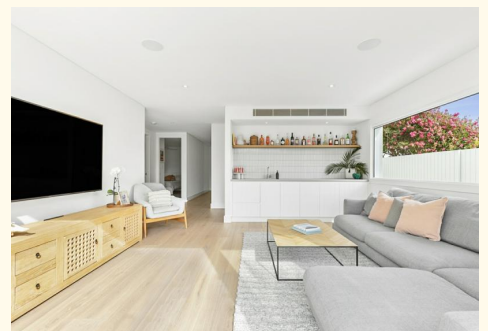
Property ID	BTKF6Z
Property Type	House
Land Area	569 m2

### **BJ Edwards 0420 304 140**

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APPROX. INTERNAL AREA = 264 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 73 m<sup>2</sup>  
 TOTAL = 337 m<sup>2</sup>  
 LAND SIZE = 569 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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