



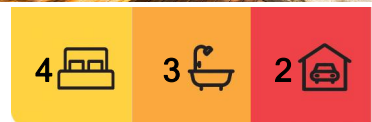
## Avalon Beach, 15 Harley Road

### Harley Road - North Avalon's Best Kept Secret

Malie Cottage is a thoughtfully renovated original North Avalon classic perfectly balancing the amenity of lifestyle with ultimate privacy, and northern sunshine all set within a Hawaiian garden setting.

Set on a level 928sqm site, in Harley Road North Avalon's best kept secret. Malie Cottage is walking distance to the beach, shops, and cafes. Offering the best of single-level living, with two separate living areas, two wide sun-drenched terraces and perfect for entertaining, vaulted ceilings, an open plan layout as well as a detached garden studio, guest accommodation complete with the bohemian outdoor shower.

Lit by ample natural light, the living spaces connect seamlessly to two separate timber deck areas which boast a beautiful outlook into the mature subtropical sprawling level gardens. Framed by swaying palm trees, a water feature, lush landscaping and frangipanis imbue a distinct, serene feel. The rhythm of the property feels peaceful and private yet is



**For Sale**  
Auction Guide \$4,700,000

**View**  
Sat 31st May @ 11:30AM - 12:00PM

**Contact**  
**David Edwards**  
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**Olivia Broomhead**  
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**LJ Hooker Avalon Beach**  
(02) 9973 2999



still well connected —relaxed coastal living at its best

- Light filled open plan living and dining
- Three bedrooms with built-ins, with the potential for a fourth bedroom in the studio and a fifth bedroom in the loft
- Two bathrooms, three WCs and an outdoor shower
- Polished blackbutt timber flooring throughout
- Spacious gas kitchen with island bench and ample storage
- Two deck areas ideal for alfresco dining, one with outdoor sun blinds
- Lush garden with level lawns, ample room for a pool
- Irrigation system that operates via rainwater tanks
- Original cottage facade, deep setback, completely private
- Sliding and Bi-fold glass doors create a seamless connection to the outdoors
- Split cycle air conditioning and oversized 'Big Ass' ceiling fans
- Escea gas fireplace
- High timber vaulted ceilings
- Additional attic storage space and a double-lock garage

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 About this Property

Property ID	WESF58
Property Type	House
Land Area	928.2 m2
Including	Built-in-Robes Close to Schools Close to Shops

**David Edwards 0415 440 044**

Independent Contractor | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | david.edwards@ljhooker.com.au

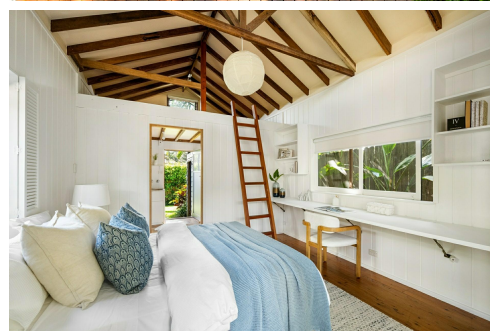
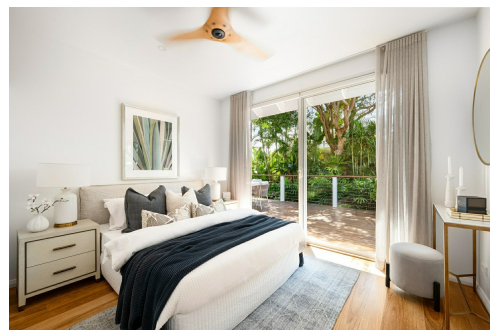
**Olivia Broomhead 0418 463 615**

Licensed Real Estate Agent | olivia.broomhead@ljhavalon.com.au

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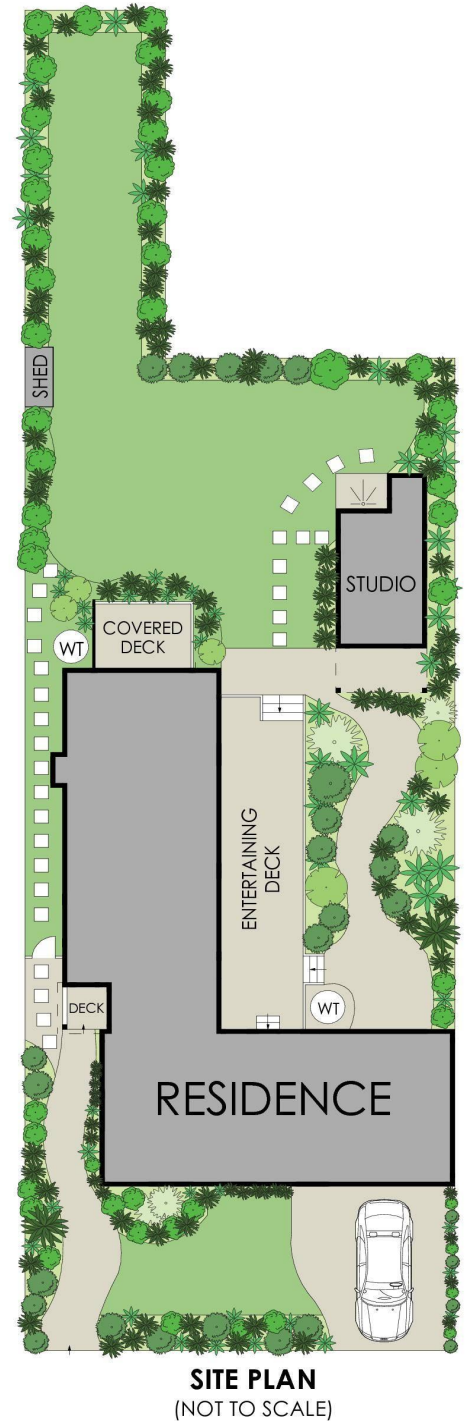
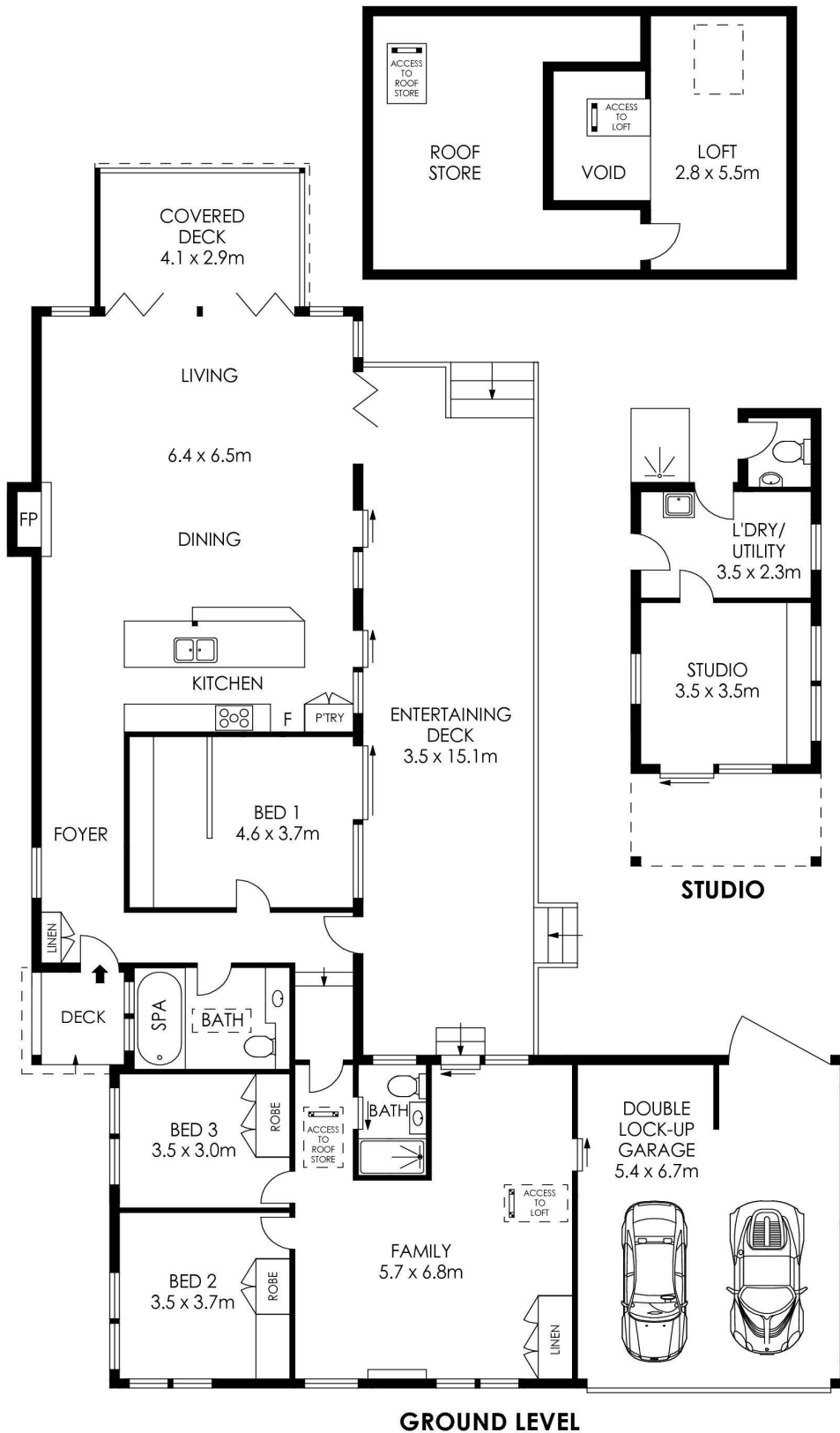
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APPROX. INTERNAL AREA = 270 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 61 m<sup>2</sup>  
 TOTAL = 331 m<sup>2</sup>  
 LAND SIZE = 928.2 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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**LJ Hooker**

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