



## Avalon Beach, 162 Central Road

### Ultimate Family Oasis On One Of Avalon's Most Coveted Streets

Perched on the high side of the street and set on 917sqm, this charming weatherboard cottage exudes relaxed seaside appeal. Light-filled and breezy, its interiors showcase V-groove raked ceilings, white plantation shutters, and soothing neutral tones, complemented by polished timber floors. Designed with a practical single-level floorplan ideal for those looking to downsize, the home flows effortlessly to a prized north-facing backyard, where multiple alfresco spaces set the scene for morning coffees, long lunches, and effortless entertaining.

A self-contained cabin at the rear of the property adds flexibility for guests or the opportunity to generate significant rental return. The expansive outdoor gardens feel like a playground of its own, perfect for kids to explore and enjoy. A home that embraces the essence of relaxed seaside living only moments to the beach, village shops, schools, golf courses, and city buses.



**Disclaimer:** 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.

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**For Sale**  
\$2,995,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Avalon Beach**  
(02) 9973 2999



- Charming four bedroom cottage with self contained one bedroom cabin.
- Cabin approved as a secondary dwelling with active DA for alterations.
- Exceptional development potential for a substantially larger residence.
- Private, north-facing rear aspect with multiple alfresco spaces
- V-groove raked ceilings, plantation shutters, and timber flooring
- Breezy single-level layout with soothing neutral tones and appeal
- Free-flowing layout seamlessly connects to the lush green outdoors
- Stainless steel gas appliances, oversized Smeg oven, walk-in pantry
- Newly carpeted bedrooms, master with spacious walk-in robe
- Freestanding bath, cabin with elegant ensuite, underfloor heating
- Expansive outdoor zones that feels like a children's wonderland
- Double lock-up garage, generous separate storage
- Moments to shops, cafes, restaurants, schools, surf beaches, and buses

Inspections can be arranged via private appointment only.

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

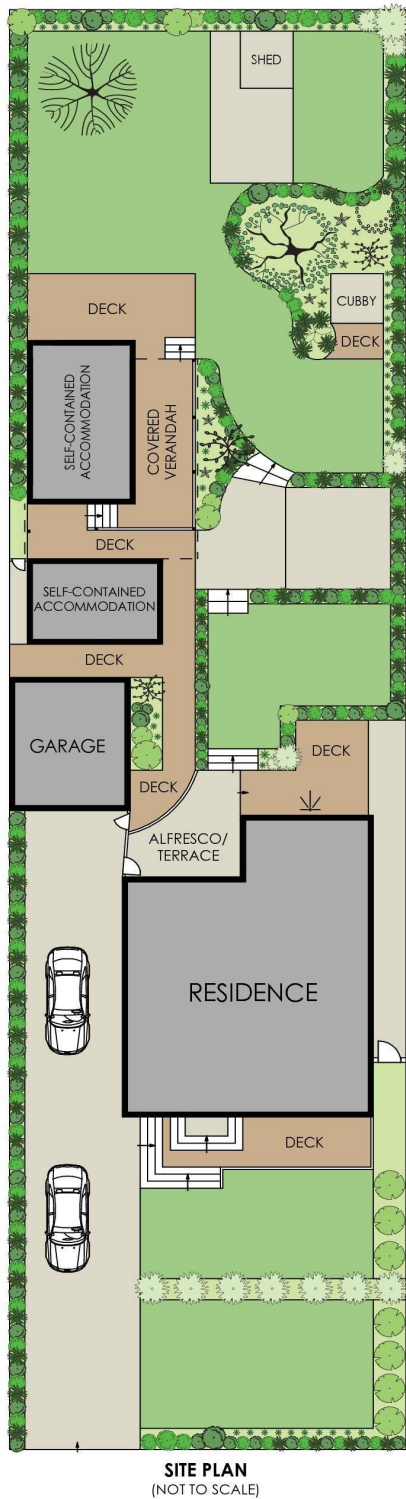
Property ID	WEBF58
Property Type	House
Land Area	917 m2

**Angus Abrahams 0488 007 236**  
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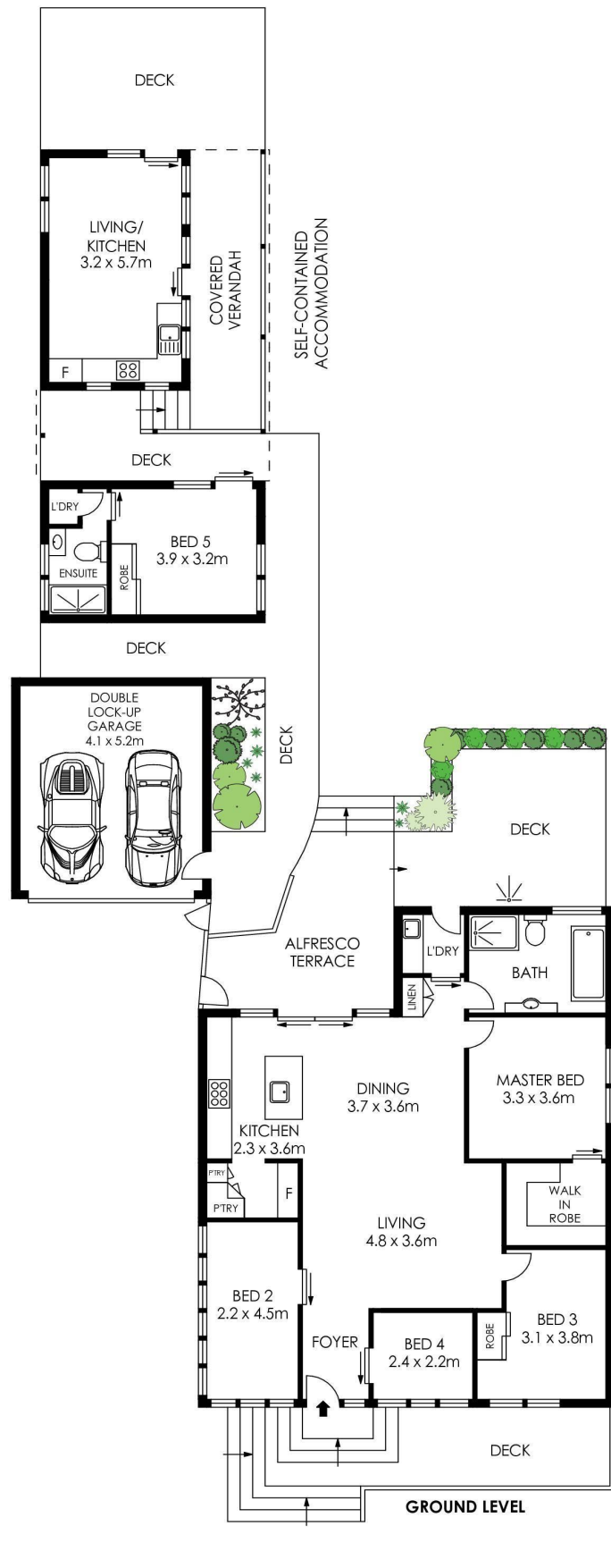
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APPROX. INTERNAL AREA	= 106 m <sup>2</sup>
APPROX. EXTERNAL AREA	= 124 m <sup>2</sup>
SELF-CONTAINED ACCOMMODATION	= 34 m <sup>2</sup>
TOTAL	= 281 m <sup>2</sup>
LAND SIZE	= 917 m <sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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