



## Avalon Beach, 17 Cannes Drive

A Canvas to create your Avalon Home

Set in a peaceful, tree-lined pocket of Avalon Beach, this 4-bedroom, 2-bathroom home offers a rare opportunity for those looking to create something truly special. With its unique timber-lined raked ceilings and serene leafy outlook, this home provides an idyllic setting.

The spacious and light-filled interiors are complemented by a combustion fireplace, perfect for winter nights, and expansive wrap-around timber decks create seamless indoor-outdoor living.

Yes, there is work to do, roll your sleeves up and reap the benefits of buying Avalon's most affordable property with a vision to transform this home into your perfect entertainer.

17 Cannes Drive presents an incredible opportunity to craft your own slice of paradise in one of the Northern Beaches' most sought-after locations.

4 

2 

1 

### For Sale

Under Contract

### View

[ljhooker.com.au/WBAF58](http://ljhooker.com.au/WBAF58)

### Contact

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

#### Key Features:

- 4 bedrooms, two on the lower level, with master and 4th bedroom on upper mezzanine.
- Access off quiet shared driveway, with parking for 2 cars
- Timber-lined raked ceilings with skylight
- Weatherboard and pine log build.
- Combustion fireplace
- Wrap-around timber decks, requiring replacement
- Peaceful, tree lined outlook providing privacy and connection to natural surrounds.
- Huge potential to renovate and create your dream home in a quiet Avalon location

#### 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	WBAF58
Property Type	House
Land Area	749 m2

#### Rebecca Hammond 0488 004 052

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#### Peter Robinson 0401 219 077

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