



**SOLD**



## Avalon Beach, 1b Joseph Street

Incredible potential on an expansive sunny block

Nestled in a prime location, just moments away from local shops, cafes, beach, and village, this solid three-bedroom home, is the perfect opportunity to secure the Avalon lifestyle. Positioned on a well sized sunny block of 790sqm (approx.), the cottage is move in ready and has approval for additional living and swimming pool.

Original brick cottage set on a substantial block of 790sqm (approx.)

- Three light filled bedrooms, original kitchen, and bathroom.
- Timber floorboards throughout
- Light filled living area with adjacent dining room to kitchen.
- CDC approval to build 4 bedroom home + study and swimming pool (Stamped plans available on request)
- Close proximity to local shops, beach, Pittwater, city transport and schools.

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**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/VVVF58](http://ljhooker.com.au/VVVF58)

**Contact**  
**Rebecca Hammond**  
0488 004 052  
[rebecca.hammond@ljhooker.com.au](mailto:rebecca.hammond@ljhooker.com.au)

**Peter Robinson**  
0401 219 077  
[peter.robinson@ljhooker.com.au](mailto:peter.robinson@ljhooker.com.au)



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

**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.



## More About this Property

<b>Property ID</b>	VVVF58
<b>Property Type</b>	House
<b>Land Area</b>	790 m <sup>2</sup>

### Rebecca Hammond 0488 004 052

Licensed Real Estate Agent | [rebecca.hammond@ljhooker.com.au](mailto:rebecca.hammond@ljhooker.com.au)

### Peter Robinson 0401 219 077

Principal - Independent Contractor | [peter.robinson@ljhooker.com.au](mailto:peter.robinson@ljhooker.com.au)

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

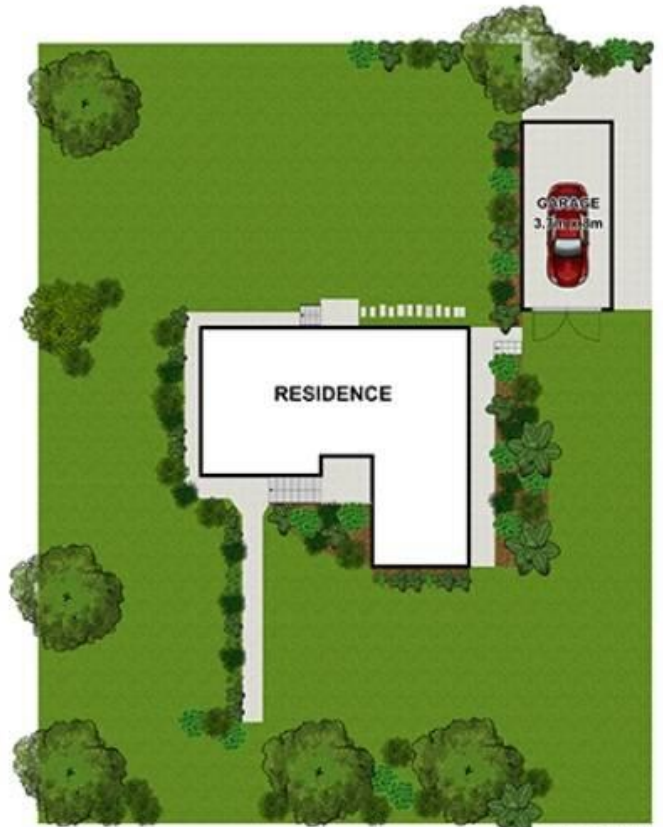
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

[avalonbeach.ljhooker.com.au](http://avalonbeach.ljhooker.com.au) | [avalonbeach@ljhooker.com.au](mailto:avalonbeach@ljhooker.com.au)



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SITE PLAN

1B Joseph Street, AVALON BEACH

Measurements are approximate. Not to scale. Illustrative purposes only.