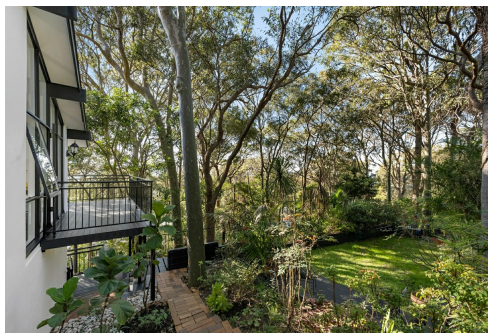




Avalon Beach, 2 Riviera Avenue

Idyllic family haven in tranquil surrounds

Nestled in a serene setting and positioned with a sunny north-east aspect, this contemporary family home is built with timeless style and updated with modern flair, enveloped in greenery with cameos of the ocean and the Central Coast. It's configured for flexible family living, with spacious crisp interiors that easy connect to a choice of entertaining decks and alfresco garden spaces in which to relax, play and entertain. Walking distance to Avalon village and the beach, centrally located to local schools and sporting fields.

- Elevated north-east aspect that delivers filtered ocean views
- Modern open plan living area with gas fireplace, high ceilings and vast panels of glass
- Easy flow to alfresco decks and a sequence of garden spaces
- Dine-in gourmet kitchen with stone benchtops, stainless steel gas appliances
- Three upstairs bedrooms with built-ins, sunny master with ensuite
- Lower level teen/in-law retreat or home office



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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3

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For Sale

Auction Guide \$2,500,000

View

ljhooker.com.au/W1EF58

Contact

Angus Abrahams

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Jonothan Gosselin

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(02) 9973 2999

- Chic main bathroom with clawfoot bath, functional internal laundry
- Private low-maintenance garden, level lawn, off-street parking for four cars
- Meticulously maintained and improved
- Prime corner block with level entry
- Dual street access from Park Avenue that provides additional parking

More About this Property

Property ID	W1EF58
Property Type	House
Land Area	816 m ²

Angus Abrahams 0488 007 236

Licensed Real Estate Agent | angus.abrahams@ljhavalon.com.au

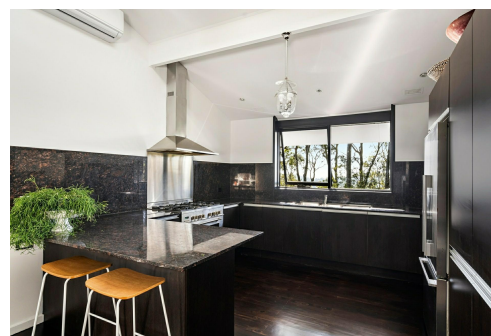
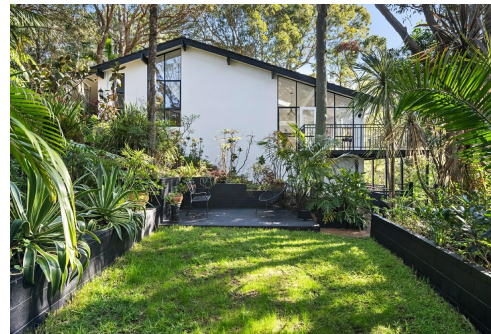
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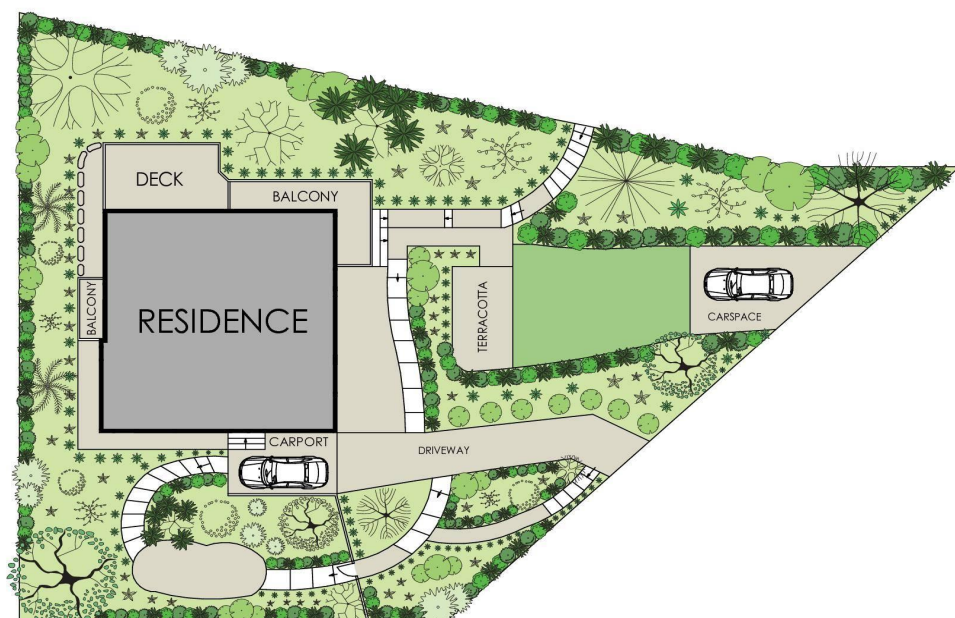
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

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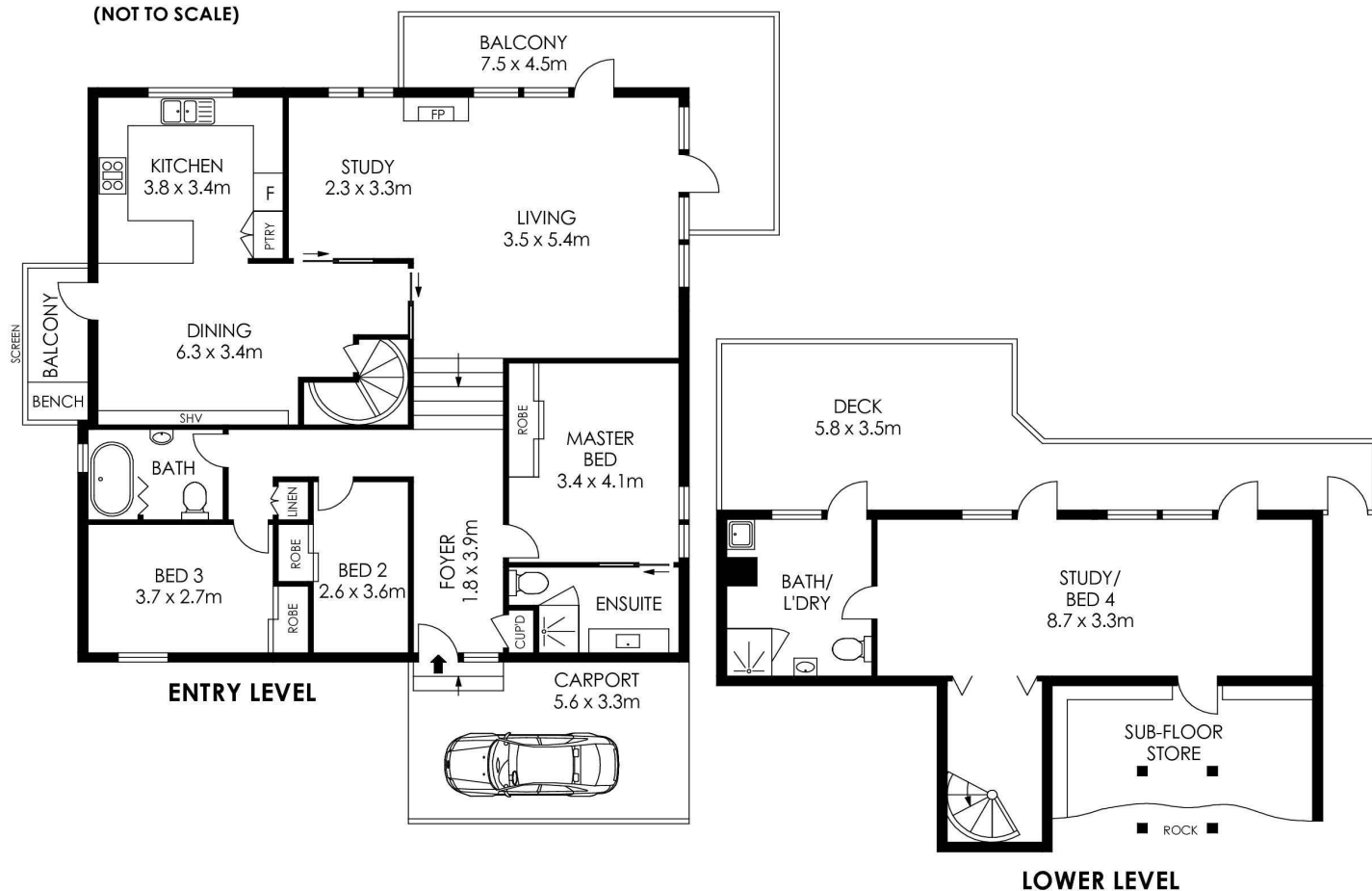


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SITE PLAN
(NOT TO SCALE)



APPROX. INTERNAL AREA = 182 m²
 APPROX. EXTERNAL AREA = 51 m²
 TOTAL = 233 m²
 LAND SIZE = 816 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

2 Riviera Avenue, Avalon Beach

LJ Hooker

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