



## Avalon Beach, 20 Patrick Street

Under Offer

Well-constructed with full-brick this four bedroom family home has been reimagined and recently renovated to provide contemporary, modern living.

The home has been split into two distinct zones with the upper level focused on relaxation and the lower level dedicated to entertaining.

Our vendors are relocating and highly motivated to sell their much loved Avalon home.

- Recently renovated throughout; includes beautiful curated selection of fixtures and finishes + new electrical & plumbing
- Free-flowing open plan kitchen, living and dining area spill to the outdoor alfresco dining and across pool
- Polished concrete floors with underfloor heating for low maintenance comfort
- Over-sized swimming pool, under-cover outdoor dining, level lawns, tropical gardens and



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**For Sale**  
Under Offer

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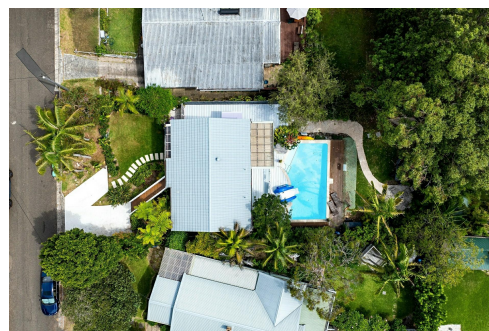
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**LJ Hooker Avalon Beach**  
(02) 9973 2999



separate fire-pit area

- Stunning kitchen features stone island bench, custom cabinetry with v-groove finish and ample storage + BOSCH stainless steel appliances
- Custom design cocktail bar beneath the stairwell cleverly utilises space and add the 'wow' factor to any gathering
- Separate lounge and living spaces on both upstairs and downstairs levels
- Master enjoys private balcony with ensuite featuring dual shower, accent lighting, underfloor heating and towel rails
- Ducted reverse cycle air conditioning and ceiling fans for year-around comfort
- Lush lawns are framed by established tropical landscaped gardens
- Enormous, Hardie wrap-around deck provides the perfect connection between the kitchen, dining and pool. Feature brass out-door shower
- Extremely conscious and considerate renovation includes Tesla charger dock, exterior gas connection for BBQ and interior connection for fireplace
- Detailed architectural plans for carport (STCA)
- Convenient location. Less than 300m to popular café and convenience store. Easy walk to Careel Bay, tennis courts, football fields, Avalon Beach, quality schools, shops, parks and buses



## More About this Property

Property ID	VVPF58
Property Type	House
Land Area	620 m <sup>2</sup>

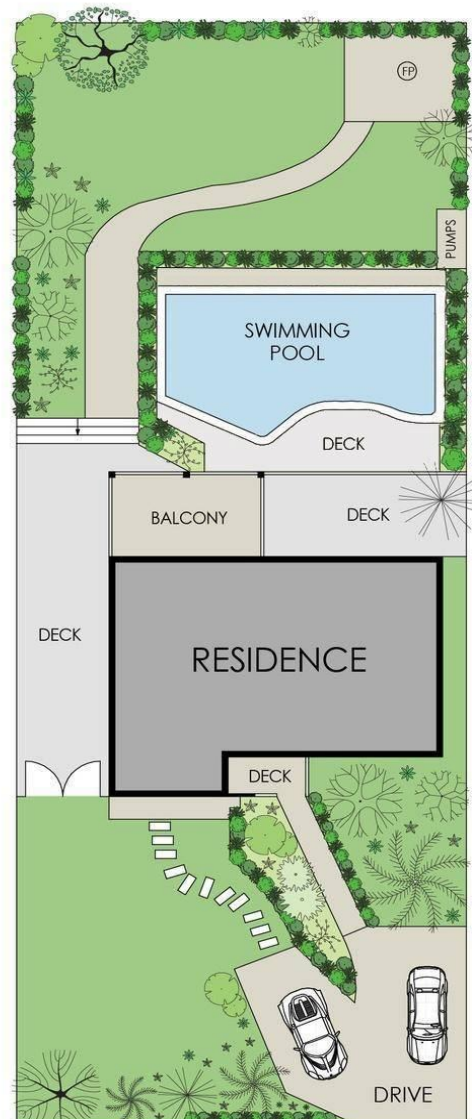
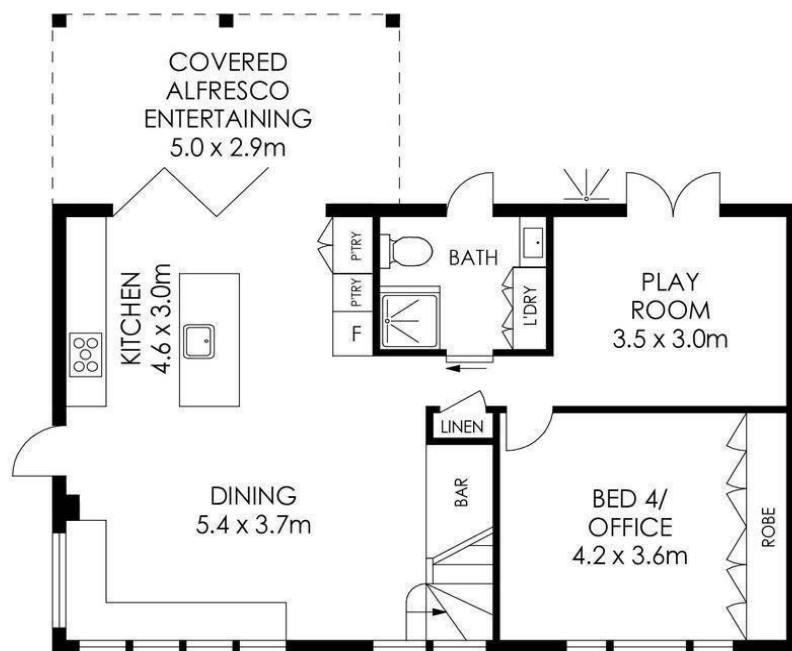
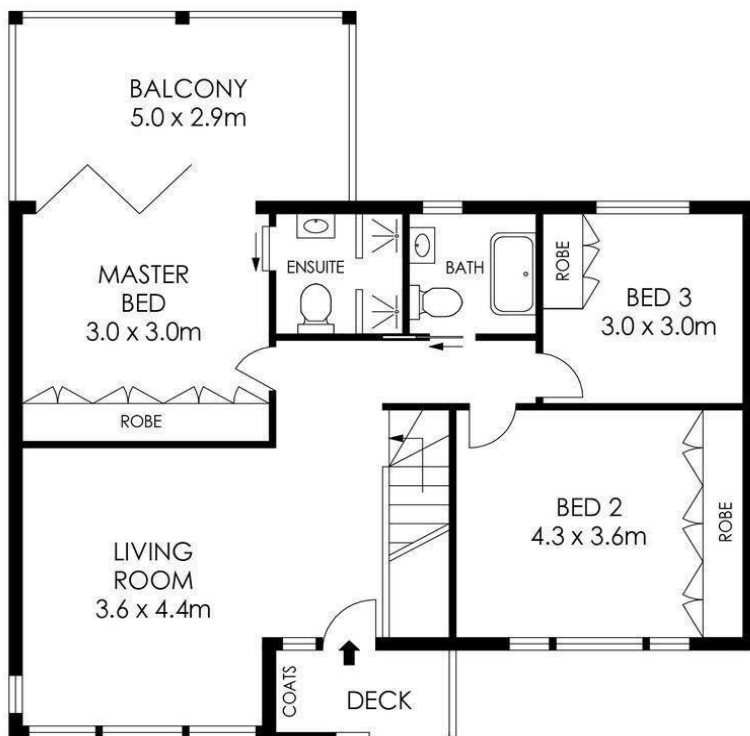
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APPROX. INTERNAL AREA = 150 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 30 m<sup>2</sup>  
 TOTAL = 180 m<sup>2</sup>  
 LAND SIZE = 620 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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