

21 Kevin Avenue, Avalon Beach

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## Immaculate Family Home on 1391sqm - Wonderful memories begin with a home like this

**FOR SALE**  
Contact Agent

### AGENTS

Peter Robinson  
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Rebecca Hammond  
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rebecca.hammond@ljhavalon.com.au

### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

You can see it straight away, this is the kind of home where memories are made; kids and their friends drop by for an after-school swim in the pool, while extended family gathers from far and wide for the holidays. A private slice of paradise on a magnificent 1391sqm parcel, it boasts a sunny north aspect, towering palms, and lush tropical gardens. Just a 300 metre level stroll to the beach and village, this home is designed for effortless coastal living in the heart of Avalon.

Contemporary updates in all the right places-kitchen, bathrooms, and beyond-ensure modern comfort, while multiple living zones, expansive decks, and poolside views from nearly every room make it perfect for a growing family. The expansive gardens are a wonderland for kids, with meandering pathways and endless space to explore; alfresco spaces to the rear of the home offer a private retreat - ideal for long, lunches or lively evenings with friends.

- Immaculate and well-designed for a modern family's lifestyle
- Free-flowing, open layout, dual level + two spacious living areas
- 1391sqm approx block of beautifully landscaped gardens

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.

**LJ Hooker**

- Sparkling saltwater pool and a series of alfresco/covered decks
- Expansive Stone/Smeg kitchen; direct views over the pool & deck
- Smartly finished bathrooms, master with ensuite & walk-in robes
- All bedrooms with built-ins + ceiling fans; two open to the decks
- Air con, double garage + workshop; ample off-street parking
- Great potential to expand up or out on the generous block (STCA)
- Level stroll to the beach, village and local schools

**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 DETAILS**

|               |         |
|---------------|---------|
| Property ID   | UJ3F58  |
| Property Type | House   |
| Land Area     | 1391 m2 |

**Peter Robinson 0401 219 077**

Independent Contractor | Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au

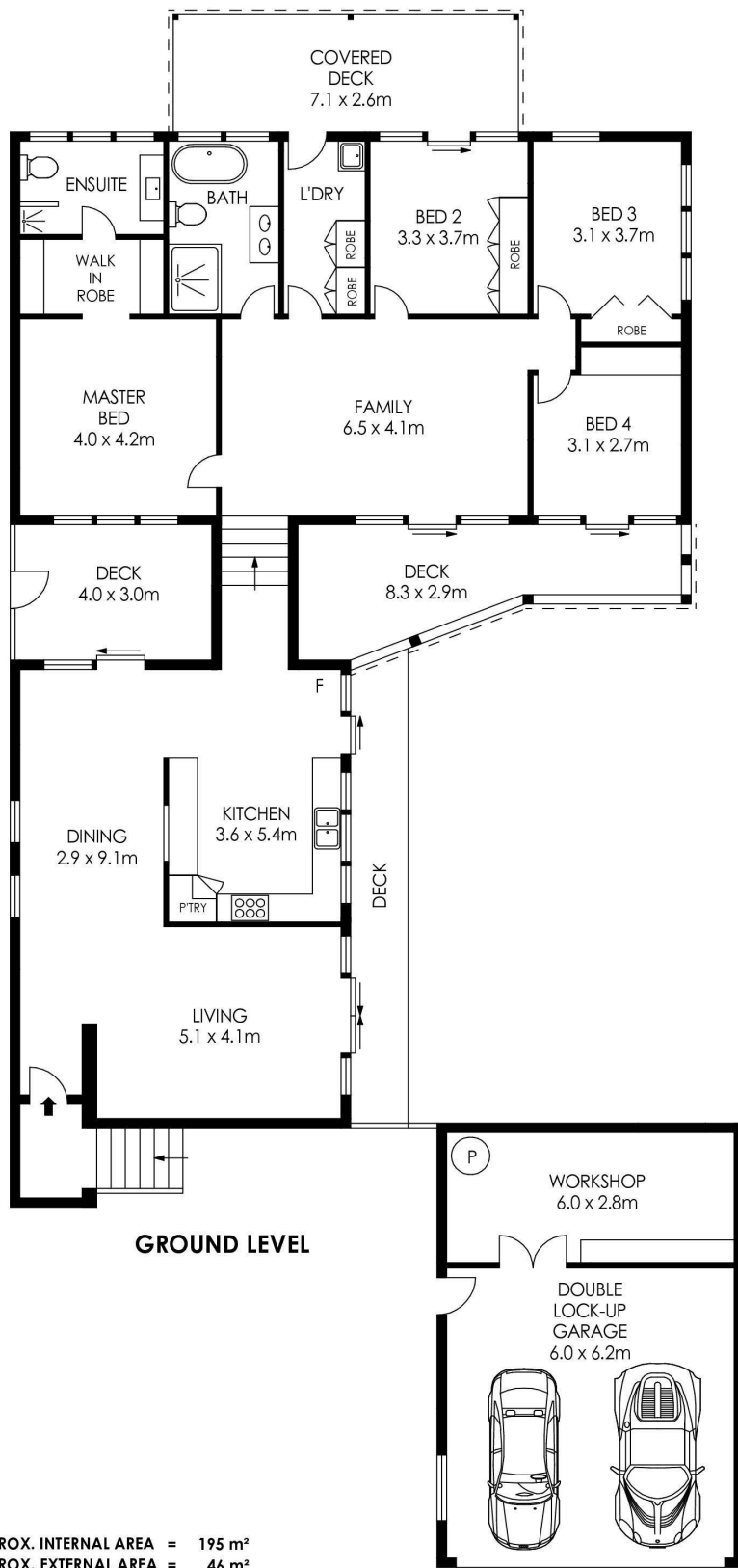
**Rebecca Hammond 0488 004 052**

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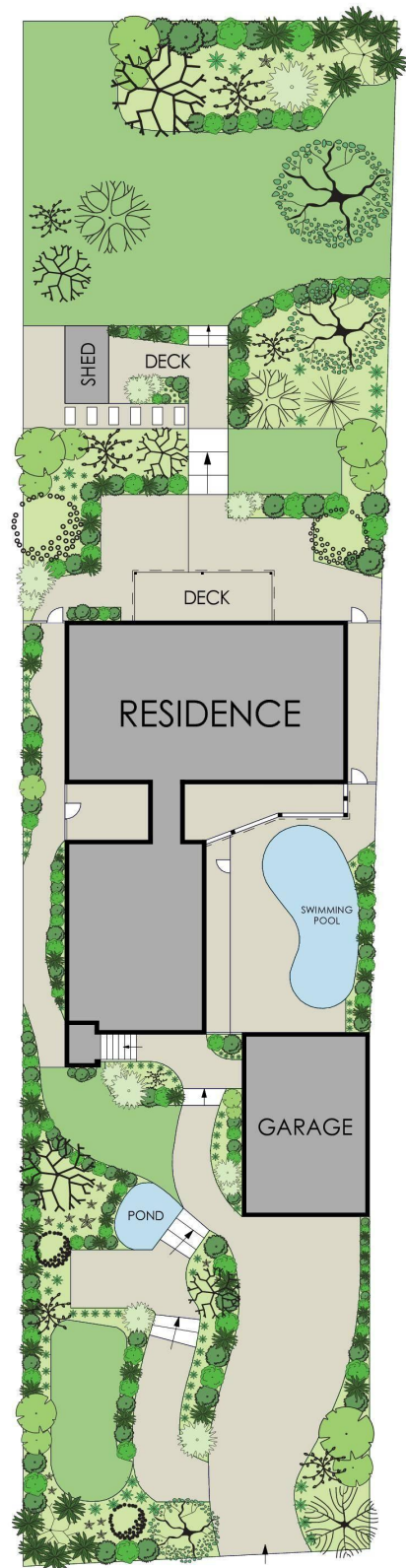
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APPROX. INTERNAL AREA = 195 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 46 m<sup>2</sup>  
 TOTAL = 241 m<sup>2</sup>  
 APROX. LAND SIZE = 1391 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**SITE PLAN**  
(NOT TO SCALE)



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