



24 Patrick Street, Avalon Beach

4 2 3

Avalon Entertainer - Coveted Position with Further Potential

Bathed in natural light, this expansive two-level family home offers versatile living to suit growing families, those seeking multi-generational living or passive income (STCA). Level access from Patrick Street leads to generous open plan living, and out to alfresco dining and huge entertaining deck. The lower level offers second living, wet bar and more all-weather outdoor entertaining, with plenty of garden area for the kids or scope to add a pool (STCA). The four generous bedrooms are split, with two on the lower level and two on the upper level, with master leading to sunny balcony.

Embrace the ultimate Avalon lifestyle in this exceptional family sanctuary.

- 4 well-proportioned bedrooms, 2 renovated bathrooms
- Generous parking for 3 cars, including secure garaging
- Dual access points from Patrick Street & William Street
- Prized corner position with open aspect
- Light-filled living extending to expansive terraces across both levels
- Ducted air conditioning and heating
- Substantial garden offering pool site potential (STCA)
- Walking distance to the sparkling waters of Pittwater, local shops,

FOR SALE
Contact Agent

AGENTS

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AGENCY

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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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cafes, Avalon Beach and vibrant village

Disclaimer:

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MORE DETAILS

Property ID	WM9F58
Property Type	House
Land Area	626 m2

Rebecca Hammond 0488 004 052

Licensed Real Estate Agent | rebecca.hammond@ljhavalon.com.au

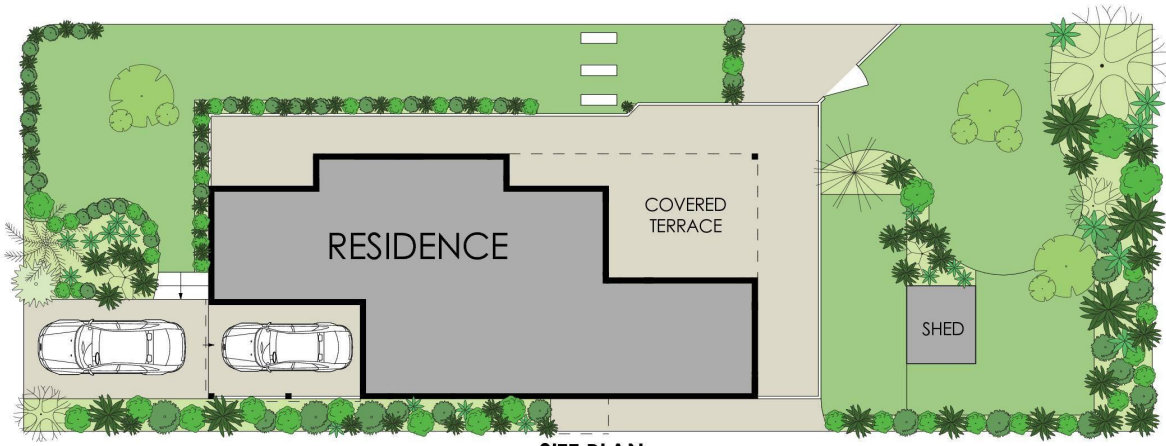
Peter Robinson 0401 219 077

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

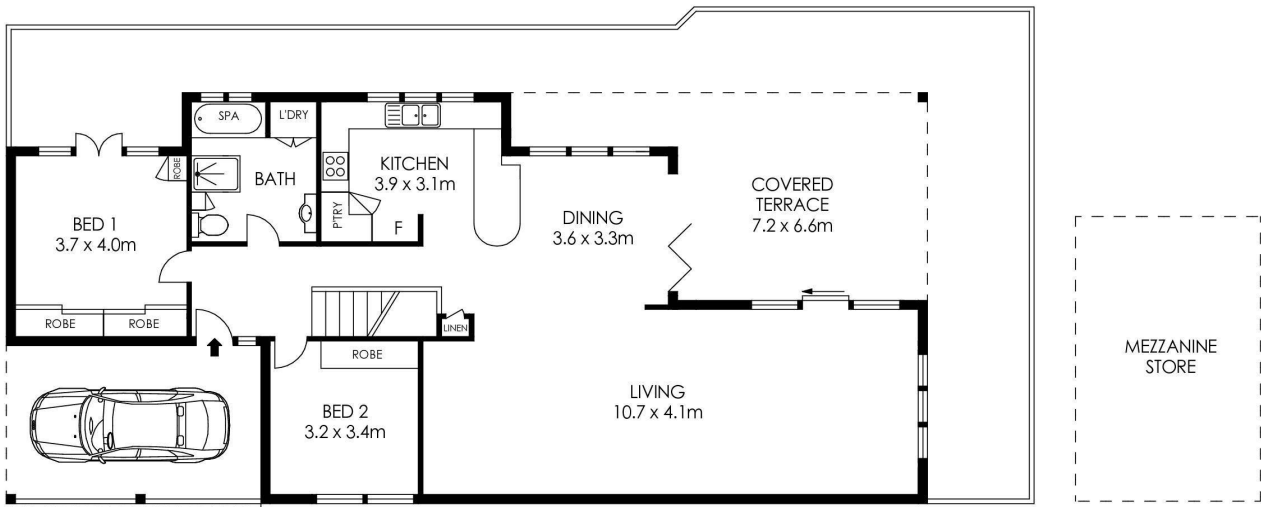
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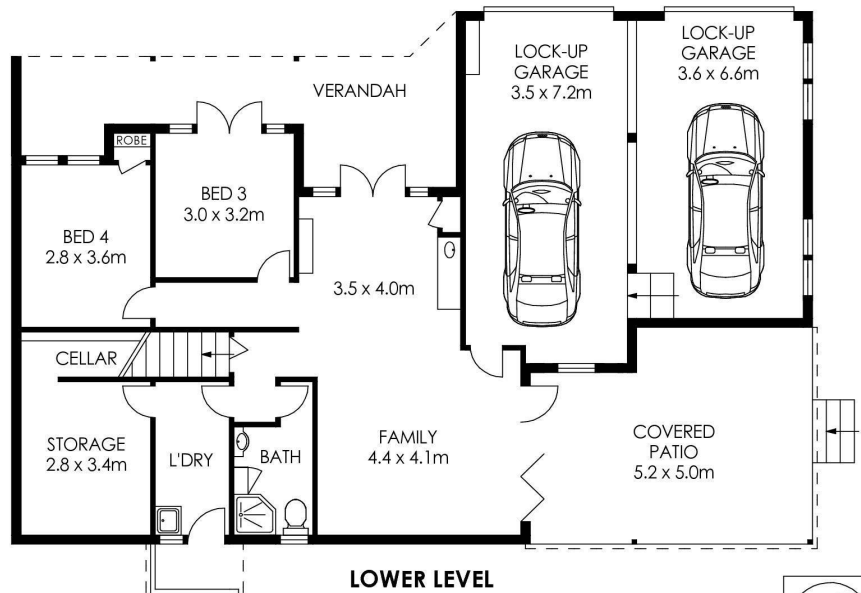




SITE PLAN
(NOT TO SCALE)



ENTRY LEVEL



LOWER LEVEL

APPROX. INTERNAL AREA = 252 m²
 APPROX. EXTERNAL AREA = 154 m²
 TOTAL = 406 m²
 LAND SIZE = 426 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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