



25 Binburra Avenue, Avalon Beach

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Family Home, Income Producing Asset or Home Plus Income - Incredible Versatility in Prime North Avalon Location

FOR SALE

Guide \$3.2m

VIEW

Sat 2nd May @ 9:45AM - 10:15AM

AGENTS

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AGENCY

LJ Hooker Avalon Beach

(02) 9973 2999

Experience relaxed coastal living in one of North Avalon's most peaceful, settings. Capturing cooling sea breezes and all-day northern sun, this expansive home offers space, privacy and remarkable versatility. Designed for flexibility, the property currently comprises three self-contained areas, creating an ideal solution for multi-generational families, guest accommodation, or those seeking additional income while enjoying an enviable beachside address. Alternatively the internal stairs can be easily restored to create a single spacious family home.

Main Residence:

Sun filled bright, and north-facing , with four bedrooms. Open-plan interiors flowing to a generous covered deck ideal for long lunches, relaxed gatherings, or quiet evenings at home.

Upper-Level Residence:

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**

Privately positioned with its own access, offering three-bedrooms spacious living and huge north facing entertaining deck. Currently a great source of income, though with ability to easily reconnect the home into a spacious family home.

Studio & Cabana Retreat:

Nestled behind a lush bamboo screen, the self-contained studio offers a peaceful, Bali-inspired escape, while the adjoining cabana provides the perfect setting for morning coffee or afternoon drinks, overlooking the pool spa.

Positioned moments from cafés, shops, schools, and iconic Avalon Beach this home delivers both convenience and sanctuary.

Features:

- Versatile layout to suit multi-generational living, or great passive income
- 4kw solar panels, air con, gas bayonets, polished timber floors, swim spa
- 7 Bedrooms plus studio accommodation
- Private, elevated living with prime northerly aspect
- Perfectly located close to local cafes, shops, schools, and beach

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	WSAF58
Property Type	House
Land Area	613 m2

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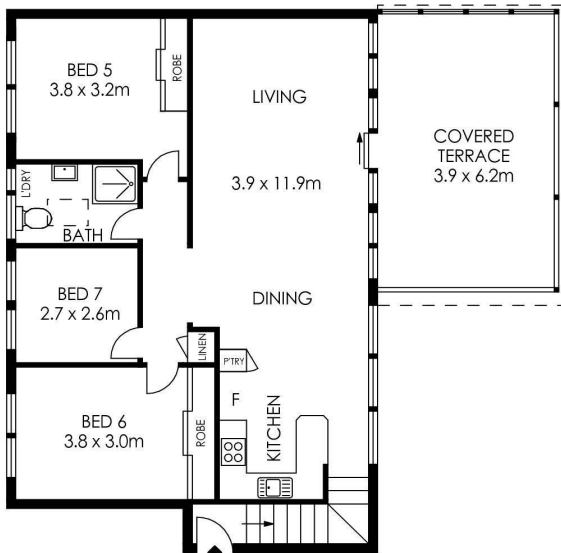
LJ Hooker Avalon Beach (02) 9973 2999

64 Old Barrenjoey Road, AVALON BEACH NSW 2107
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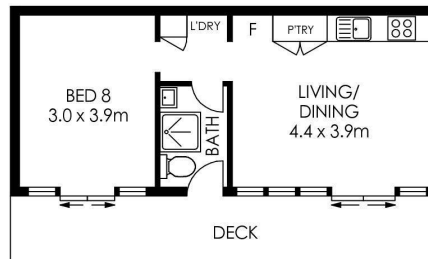




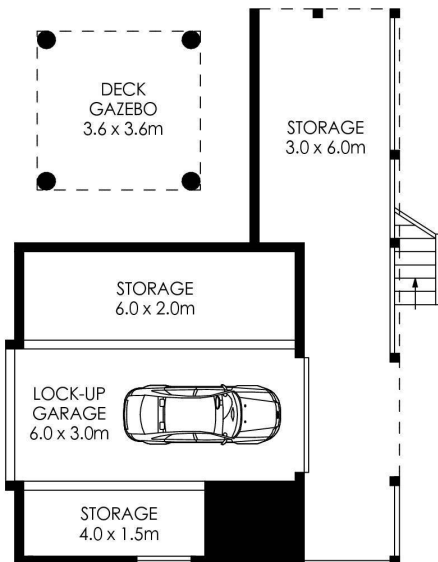
SITE PLAN
(NOT TO SCALE)



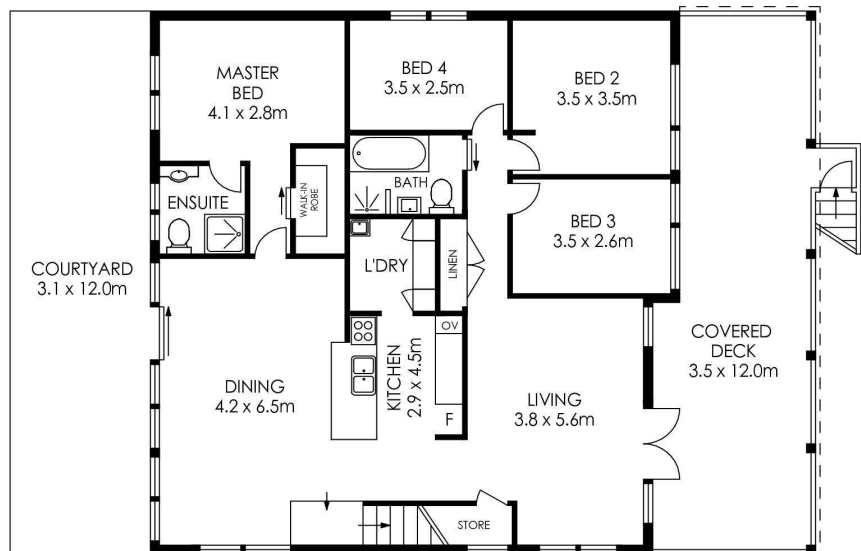
UPPER LEVEL



SELF-CONTAINED ACCOMMODATION



LOWER LEVEL



ENTRY LEVEL

APPROX. INTERNAL AREA = 254 m²
 APPROX. EXTERNAL AREA = 101 m²
 TOTAL = 355 m²
 LAND SIZE = 613.4 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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