



Avalon Beach, 33 Trappers Way

Coastal charm overlooking Pittwater

Set amidst nature's embrace, this enchanting 3-bedroom, 2-bathroom cottage offers an idyllic retreat and overlooks majestic Pittwater. Set across two levels, and bathed in sunlight, this property boasts coastal charm and has all the modern comforts, making it the quintessential sanctuary for those seeking tranquility and peace. Perfect Pittwater living and further opportunity for enhancement with DA stamped plans for additional living, pool and studio (STCA).

Key Features:

- Expansive Pittwater views with north facing aspect
- Large block of over 1200sqm fronting onto Cabarita Road
- Three bedrooms, all with built-ins, and master with ensuite
- Caesarstone kitchen
- DA stamped plans (STCA) for extended living, pool, studio and opportunity for dual frontage from Cabarita Road.



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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For Sale
Contact Agent

View
ljhooker.com.au/VWQF58

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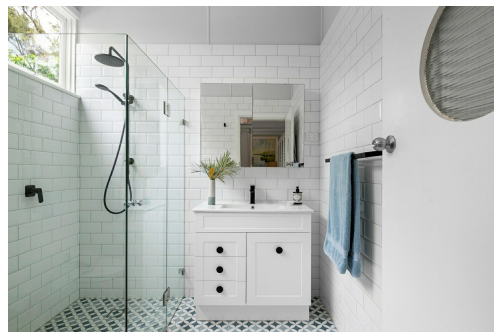
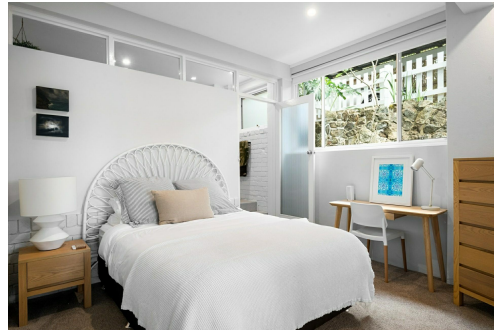
- DA approval for a driveway and carport from Cabarita Road (valid to 28.01.25)
- Level green fenced space perfect for kids and pets
- Sunlit Interiors
- Freestanding gas fireplace
- Air conditioning

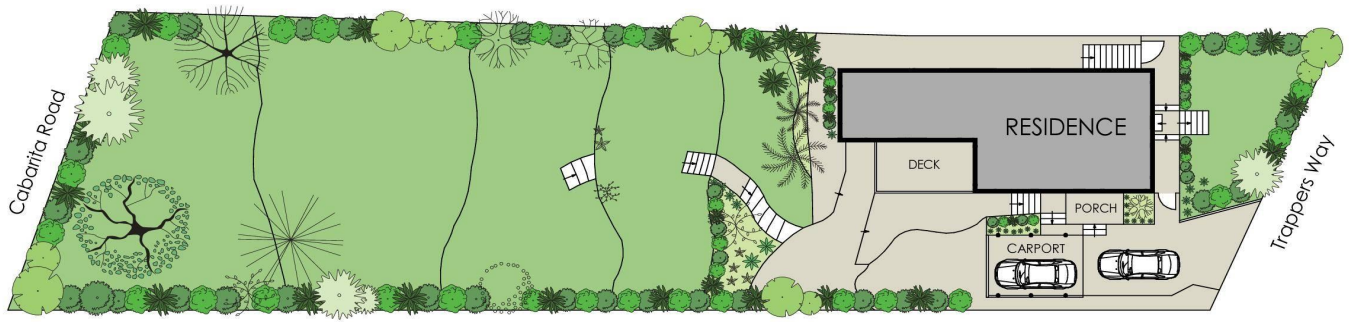
More About this Property

Property ID	VWQF58
Property Type	House
Land Area	1265 m²

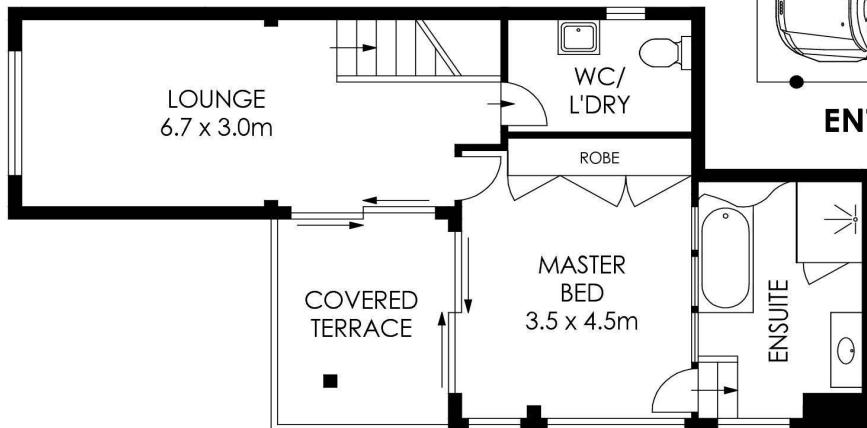
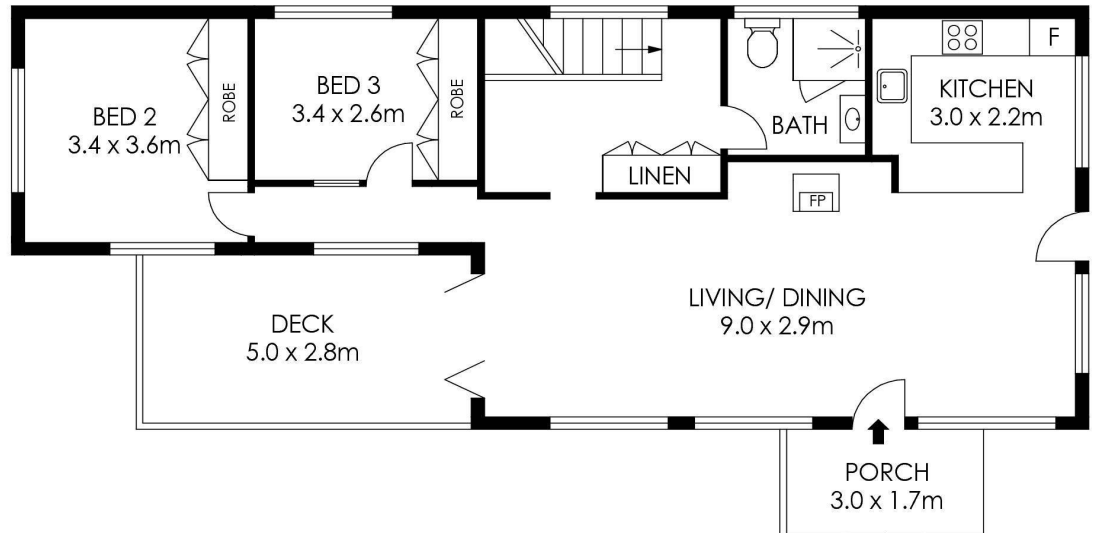
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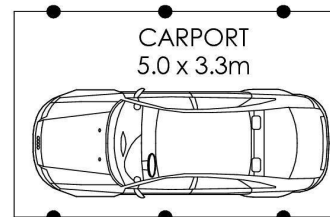




SITE PLAN
(NOT TO SCALE)



LOWER LEVEL



ENTRY LEVEL

APPROX. INTERNAL AREA = 135 m²
APPROX. EXTERNAL AREA = 22 m²
TOTAL = 157 m²
LAND SIZE = 1265 m²



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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