35 John Street, Avalon Beach

Expansive 2,182sqm level land

Set on an expansive and exceptionally rare level parcel of approximately 2,182sqm, this outstanding property presents a unique opportunity to secure one of Avalon Beach's most tightly held landholdings.

Tucked away in a peaceful cul-de-sac, it offers an exceptional sense of privacy, with fully fenced yard with electric gates for easy access. The property has space and flexibility-perfectly suited to growing families, builders, developers and astute investors alike.

Framed by stunning level lawns and bathed in natural light, the single-level residence is thoughtfully positioned to maximise the vast grounds, featuring seamless indoor/outdoor flow and multiple entertaining areas. The scale of the backyard is truly remarkable-providing endless space for children to play, scope to enhance, or the potential to completely reimagine the site.

For families, this is a rare chance to secure a private sanctuary just moments from the coastline. Enjoy easy access to Avalon Beach, Avalon Village, local schools, parks and cafés-offering the very best of the Northern Beaches lifestyle with room to grow.

For developers and builders, the level landholding and generous

4 3 4

FOR SALE
For Sale $3.75m

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.

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proportions present a compelling opportunity to explore subdivision or redevelopment potential (STCA) within one of the area's most desirable pockets.

Adding further flexibility, the property was previously leased as childcare/kindergarten operation, previously generating approximately $100,000 per annum-an attractive supplementary income stream without detracting from the home's primary appeal.

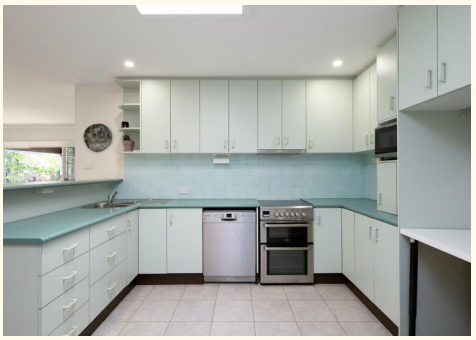
Key Features:

- Exceptional 2,179sqm (approx.) level landholding in a peaceful cul-de-sac
- Rare combination of space, privacy and flexibility
- Single-level residence with strong indoor/outdoor connection
- Expansive backyard and front yard ideal for families or future enhancement
" Development and subdivision potential (STCA)
" Moments to Avalon Beach, village shops, cafés and schools
- A unique offering appealing to families, developers and investors alike

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	X02F58
Property Type	House
Land Area	2179 m2



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APPROX. INTERNAL AREA = 283 m²
APPROX. EXTERNAL AREA = 98 m²
TOTAL = 381 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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