







Avalon Beach, 35 Park Avenue

Vintage Gem, Timeless Charm Meets Coastal Living

4 2 2

For Sale
$2,450,000

View
ljhooker.com.au/W0YF58

Contact
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Step inside a bygone era of elegance and charm. This fabulously positioned property is the perfect family home with beautiful large living spaces that flow to outdoor entertaining decks overlooking lush greenery. You will absolutely love the easy level access to the home followed by a gently sloping garden to the art studio/office space.

Set across two levels, enjoy an aspect that bathes sunlight throughout the day enhancing the warmth and ambience of the living spaces, this property boasts coastal charm, making it the quintessential sanctuary for those seeking tranquility and peace. It boasts further opportunity for your architectural creativity with potential to renovate and add their own elements to this artistic creation. The combustion fireplace, timber flooring, high ceiling, all adding to its character.

- Convenient level entry carport for easy parking
- Spacious open plan living area for versatile use

LJ Hooker

LJ Hooker Avalon Beach
(02) 9973 2999

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.

- Four comfortable bedrooms with built in storage
- Warm ambiance provided by a charming combustion fireplace
- Seperate Studio with the ability to be an artists retreat or home office
- Close proximity to Avalon Beach, Village and public transport
- Expansive 815 sqm approx











More About this Property

Property ID	W0YF58
Property Type	House
Land Area	815 m²

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APPROX. INTERNAL AREA	=	223 m²
APPROX. EXTERNAL AREA	=	36 m²
TOTAL	=	259 m²
LAND SIZE	=	815 m² Approx.

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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