39A Palmgrove Road, Avalon Beach

# Ocean Outlooks, Native Bushland, Enduring Character

Suspended between the bush and the sea, this welcoming home feels a world away, with every room drawing the eye towards either native greenery or the ocean beyond. A sculptural fireplace anchors the living and dining spaces, drawing people together as flames flicker against sweeping headland views, with the moon casting a silver ribbon across the water after dusk. Set across 973sqm, the five-bedroom layout offers flexibility for extended families, dual living or guest accommodation, while broad decks, a Finnish sauna and an inclinator add to the home's enduring warmth, character and quiet soul. Peaceful yet connected, Avalon Beach, the village, golf course and schools are just moments away.

- Ocean views framed by bushland across 973sqm parcel
- Five-bedroom layout offering flexible and dual living
- Sculptural fireplace overlooking horizon and headland
- A soulful home shaped by warmth, charm and character
- Surrounded by native gardens with exceptional privacy
- Gas cooktop kitchen, timber flooring and leafy outlook
- Five-bedrooms with impressive views and built-ins
- Main bathroom with Finnish sauna, bath, dual vanity
- Split-system air-con, gas bayonets and fresh carpet
- Dedicated inclinator providing easy access from street

5 2 0

**FOR SALE**
Guide $2.7m

**VIEW**
Sat 24th Oct @ 12:00PM - 12:30PM

**AGENTS**

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**AGENCY**
LJ Hooker Avalon Beach
(02) 9973 2999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Private-entry lower level with proven Airbnb appeal
- Lovingly held by the same family for almost 30 years
- Under-house storage
- Moments to Avalon Village, beaches, schools and buses

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 | X3QF58 |
| Property Type | House |
| Land Area | 973 m2 |
| Including | Ensuite |
| | Study |
| | Air Conditioning |
| | Toilets (1) |
| | Built-in-Robes |
| | Area Views |
| | Carpeted |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |

**Thomas Mackay 0429 236 879**
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**Tina Friend 0499 154 655**
Licensed Real Estate Agent | tina.friend@ljhavalon.com.au

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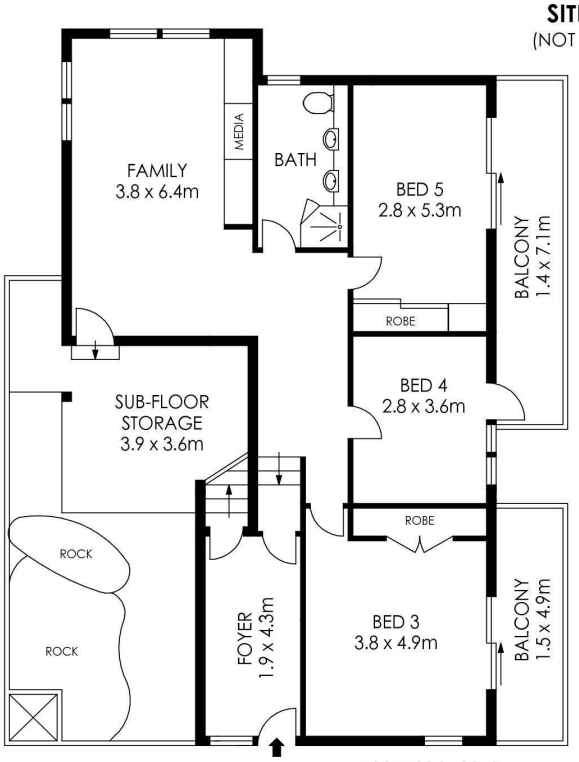
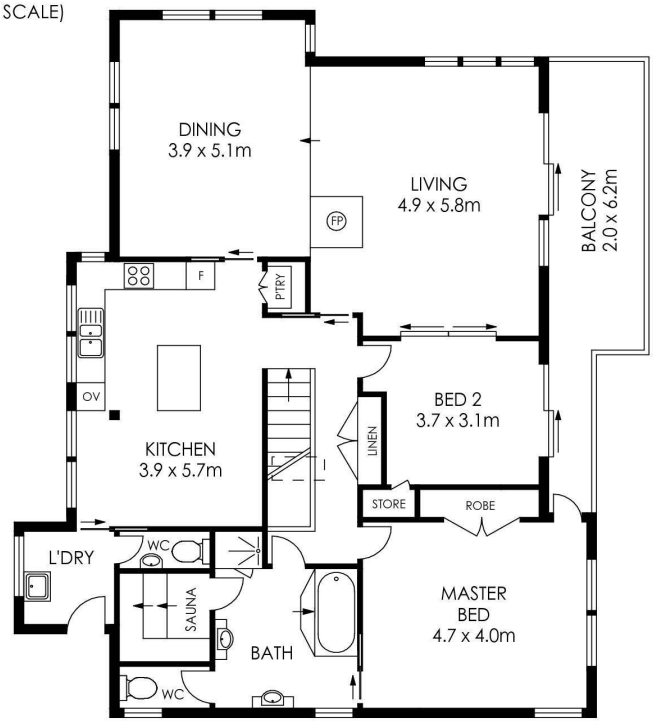
**SITE PLAN**
(NOT TO SCALE)




**ENTRY LEVEL**




**UPPER LEVEL**

| | | |
|---|---|---|
| APPROX. INTERNAL AREA | = | 237 m² |
| APPROX. EXTERNAL AREA | = | 71 m² |
| TOTAL | = | 308 m² |
| LAND SIZE | = | 973 m² |

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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