



4 The Knoll, Avalon Beach

Spacious Family Home with Versatile Living Spaces

This 10-year-old brick home, located at the end of a quiet cul-de-sac, offers a safe and spacious environment perfect for families. The home features up to six bedrooms, including a self-contained accommodation with a separate entry.

The open-plan living and dining area showcases tree-lined views through double-glazed western cedar windows. The kitchen is equipped with stone-topped benches, ample storage, and European appliances, seamlessly flowing into a travertine patio ideal for entertaining.

The master bedroom includes an ensuite, walk-in wardrobe, and an adjoining sitting room with access to a wraparound balcony. Additional bedrooms offer garden views, and the second living area serves as a home office. The property features multiple outdoor spaces, sprawling lawns, and sustainable elements like a 13,000-litre water tank and solar hot water system.

Key Features:

- Sydney blue gum timber floors
- Approximately 790 sqm of usable land

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FOR SALE

Guide \$3.3m

VIEW

By Appointment

AGENTS

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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

- 5 / 6 light-filled, spacious bedrooms
- Dual living areas with access to native gardens
- Master bedroom with wraparound balcony
- Multiple outdoor entertainment areas
- Self-contained studio with bathroom and kitchenette
- Level driveway from street
- Large double lock up garage with internal access plus additional off street parking
- 800m to Avalon Village
- Close proximity to Angophora Reserve (500m)

Disclaimer: All information has been sourced from reliable outlets; however, we do not guarantee its accuracy. Prospective buyers should perform their own due diligence.

MORE DETAILS

Property ID	X33F58
Property Type	House
Land Area	790 m2
Including	Study

Thomas Mackay 0429 236 879

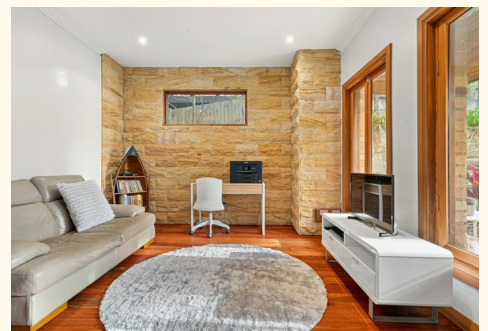
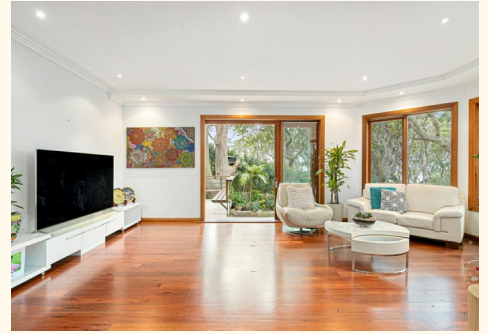
Director | Licensee in Charge | tom.mackay@ljhavalon.com.au

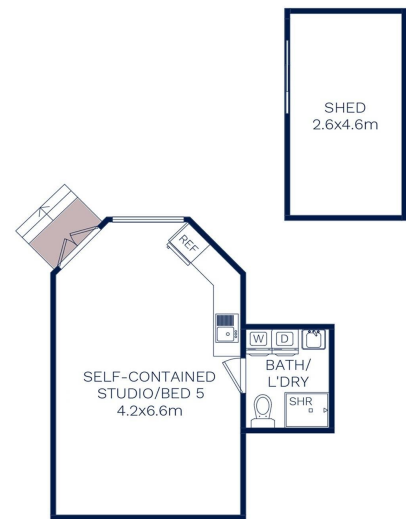
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Internal Living; 195 sqm approx
 Total Living Area; 291 sqm approx
 Land Size; 790 sqm approx



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