



Sold



40 Palmgrove Road, Avalon Beach

## Secluded Oasis with Panoramic Ocean Views

Expressions of Interest Closing Friday 27th February at 4:00pm

Tucked away in sub-tropical gardens, this modern home offers stunning ocean views, peace and privacy. Bathed in sunlight, the two-level design connects seamlessly with its natural surroundings and multiple entertaining zones.

Open-plan living and dining flow to an east-facing deck and rear terrace, ideal for relaxed gatherings. The designer kitchen features European appliances, stone benchtops, ample storage, and an outdoor gas BBQ connection.

The master suite is a private retreat, with an ensuite that includes heated floors, heated towel rails, and an indoor/outdoor shower.

Lower-level bedrooms feature floor-to-ceiling glass, remote-controlled block-out shutters and acoustic insulation between levels for added privacy and quiet.

A separate studio with electronic keypad entry offers flexible use as guest accommodation, a home office, or creative space. Outdoor spaces include tropical gardens with zoned irrigation, sensor lighting, and leaf-guarded gutters for low-maintenance living.

Features:

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**

For Sale

**AGENTS**

Olivia Broomhead

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**AGENCY**

LJ Hooker Avalon Beach

(02) 9973 2999

 **LJ Hooker**

- Solid hardwood floors throughout
- Ducted heating and cooling
- Heated bathroom floors and towel rails
- Silent glass blinds and electric shutters
- Electronic high-opening windows
- Ducted vacuum system
- Alarm system with 4G dialer
- Outdoor shower
- Workshop and storage under the home
- Off-street parking for four vehicles
- Rear garden access with an easy walk to schools, shops, and the beach

**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	WVKF58
Property Type	House
Land Area	676 m2
Including	Study
	Air Conditioning
	Alarm
	Built-in-Robes
	Close to Schools
	Close to Shops
	Ocean Views
	Openable Windows

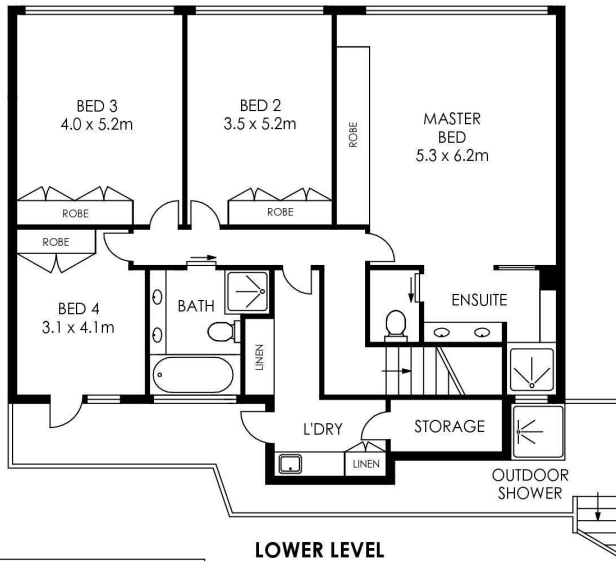
**Olivia Broomhead 0418 463 615**

Licensed Real Estate Agent | [olivia.broomhead@ljhavalon.com.au](mailto:olivia.broomhead@ljhavalon.com.au)

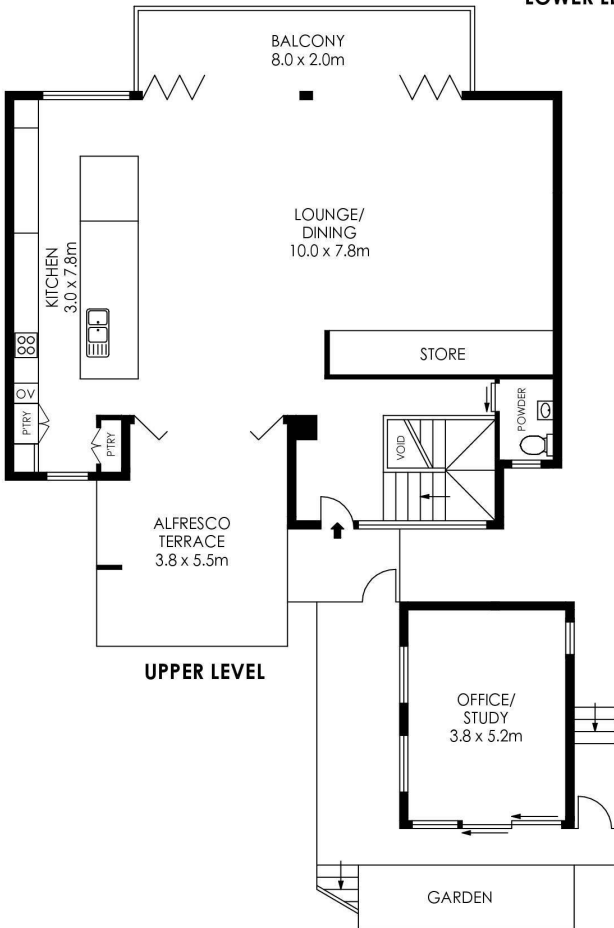
**LJ Hooker Avalon Beach (02) 9973 2999**

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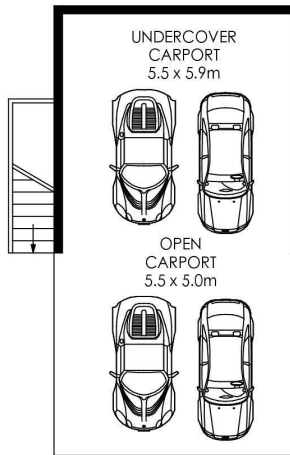




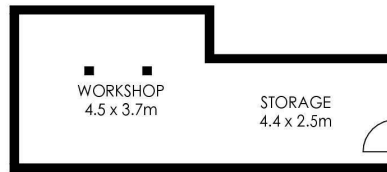
LOWER LEVEL



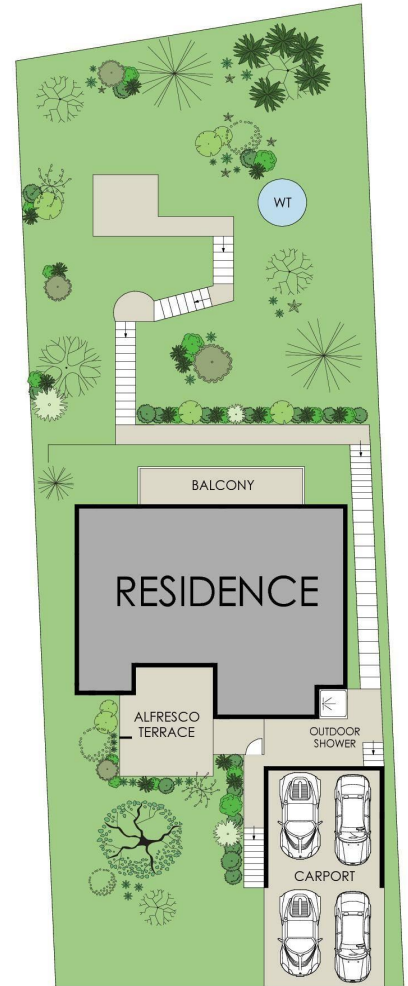
UPPER LEVEL



(NOT IN POSITION)



UNDER HOUSE LEVEL



SITE PLAN  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 251 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 172 m<sup>2</sup>  
 TOTAL = 423 m<sup>2</sup>  
 LAND SIZE = 676.4 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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