



42 John Street, Avalon Beach

Private Resort-Style Sanctuary on a Large Level Block

Hidden within one of Avalon's most peaceful cul-de-sacs and backing directly onto a tranquil marine reserve, this exceptional family retreat delivers a rare sense of calm, privacy and understated luxury, moments from the very best that Avalon Beach has on offer.

Set across a beautifully level 823sqm parcel, the residence unfolds as a sanctuary of effortless sophistication, where natural light and seamless indoor-outdoor connection create a home designed for both grand-scale entertaining and relaxed family living. Living spaces extend to a stunning alfresco setting, where long lunches transition effortlessly into sunset gatherings beside the sparkling pool. Framed by established gardens and the serenity of reserve frontage, the resort-inspired cabana and outdoor entertaining spaces evoke the feeling of a private coastal escape, entirely your own.

Designed to evolve with family life, the versatile floorplan offers exceptional flexibility, with multiple living zones and a luxurious upper-level parents' retreat providing a peaceful haven to unwind.

Perfectly positioned moments from the calm waters of Pittwater, Careel Bay Marina, village cafés, and the golden sands of Avalon

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FOR SALE
Guide \$3.25m

VIEW
Wed 10th Jun @ 12:30PM - 1:00PM

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Beach, this is a home that embodies the essence of relaxed luxury - a place where everyday living feels permanently on holiday.

Key Features:

- Large level block of 823sqm with a desirable NE aspect
- All-year covered alfresco entertaining with outdoor kitchen, overlooking the huge pool and level lawns
- Spacious parents retreat on upper level
- Flexible floor plan with multiple living zones designed for both kids and adults
- Sleek Caesarstone kitchen with gas cooktop, ample storage, and open-plan design
- Low-maintenance gardens, level lawns, and mature trees enhancing privacy
- Three bedrooms on the lower level
- Double automatic garage with additional parking
- Ducted air conditioning and gas heating outlets for year-round comfort
- Direct access to Careel Bay marina, sports fields and through to North Avalon shops cafes and 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	SSPF58
Property Type	House
Land Area	823 m2
Including	Air Conditioning Area Views Pool

Peter Robinson 0401 219 077

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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