



## Avalon Beach, 44 Palmgrove Road

### Stylish Coastal Home with Ocean Vistas & Poolside Bliss

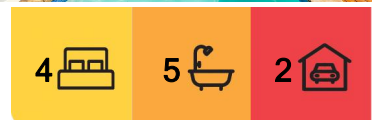
Nestled in a private oasis, this exceptional four-bedroom home captures stunning Avalon Golf Course views, lush greenery, and filtered ocean vistas. Designed for effortless relaxation, it features high V-groove ceilings, exposed rafters, and natural timbers, enhancing warmth and character.

Multiple balconies embrace the landscape, while a sun-drenched pool and cabana provide the perfect retreat. A versatile studio, home office, or teen chill-out zone adds flexibility to this spacious coastal haven. Moments to the village, shops, cafes, restaurants, schools, cinema, golf courses, and popular surf beaches with ocean pools.

- Elevated four-bedroom home with golf course views and ocean glimpses
- Peaceful setting surrounded by lush, tree-lined scenery
- Sunlit pool and cabana offer a resort-style escape
- V-groove high ceilings, exposed rafters, and natural timber accents



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/WCUF58](https://ljhooker.com.au/WCUF58)

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



- Seamless indoor-outdoor flow with multiple balconies
- Two living zones and open-plan dining connected to the outdoors
- Striking fireplace for cosy evenings
- Gourmet kitchen with server window and quality appliances
- Well-appointed bedrooms, most with ensuites and built ins
- Elegant master suite with soaring ceilings, walk-in robe, and ensuite
- Five and a half Contemporary bathrooms, including a luxurious freestanding bath
- Spacious double carport and a fully fenced, private tropical garden oasis
- Moments to Avalon village, beaches, buses, and lifestyle amenities

Disclaimer:

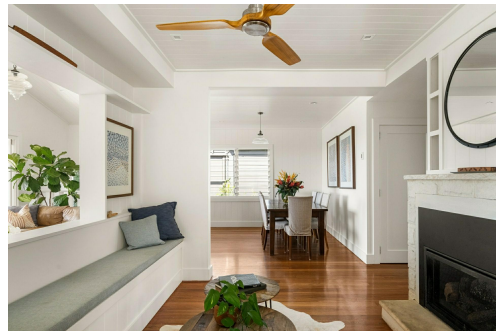
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## More About this Property

Property ID	WCUF58
Property Type	House
House Size	302 m2
Land Area	607 m2
Including	Ensuite Study Fire Place Built-in-Robes Area Views Close to Schools Close to Shops Ocean Views Openable Windows Pool

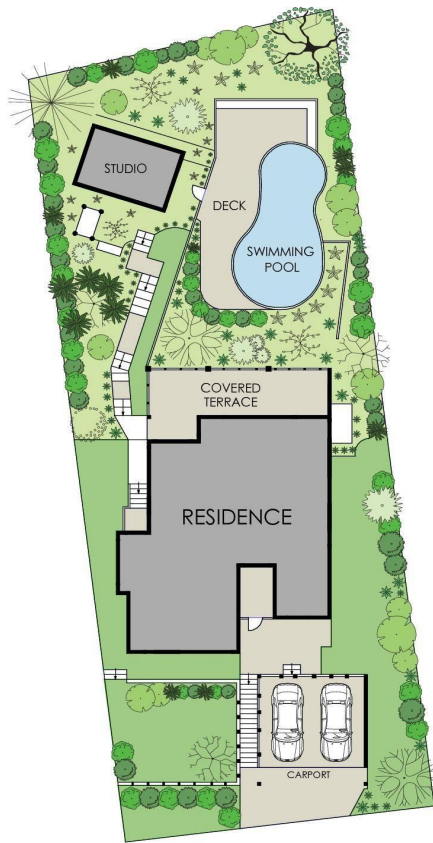
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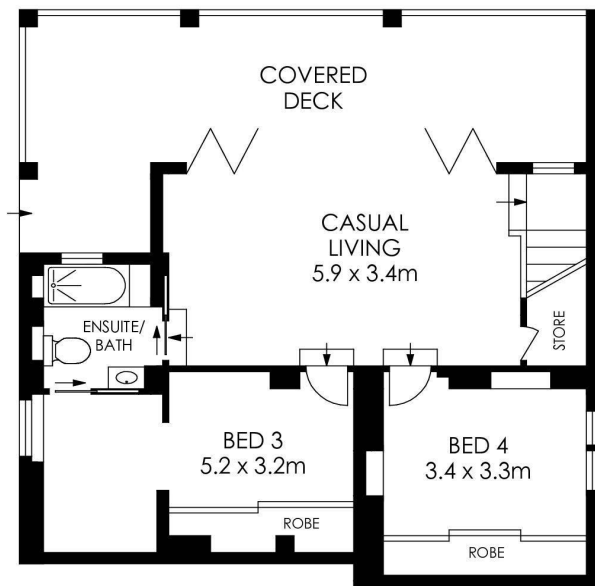
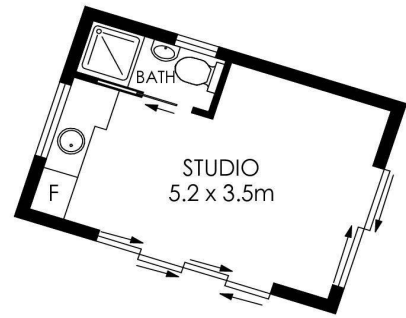
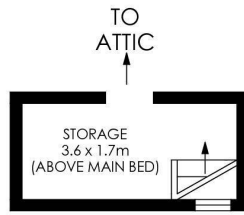


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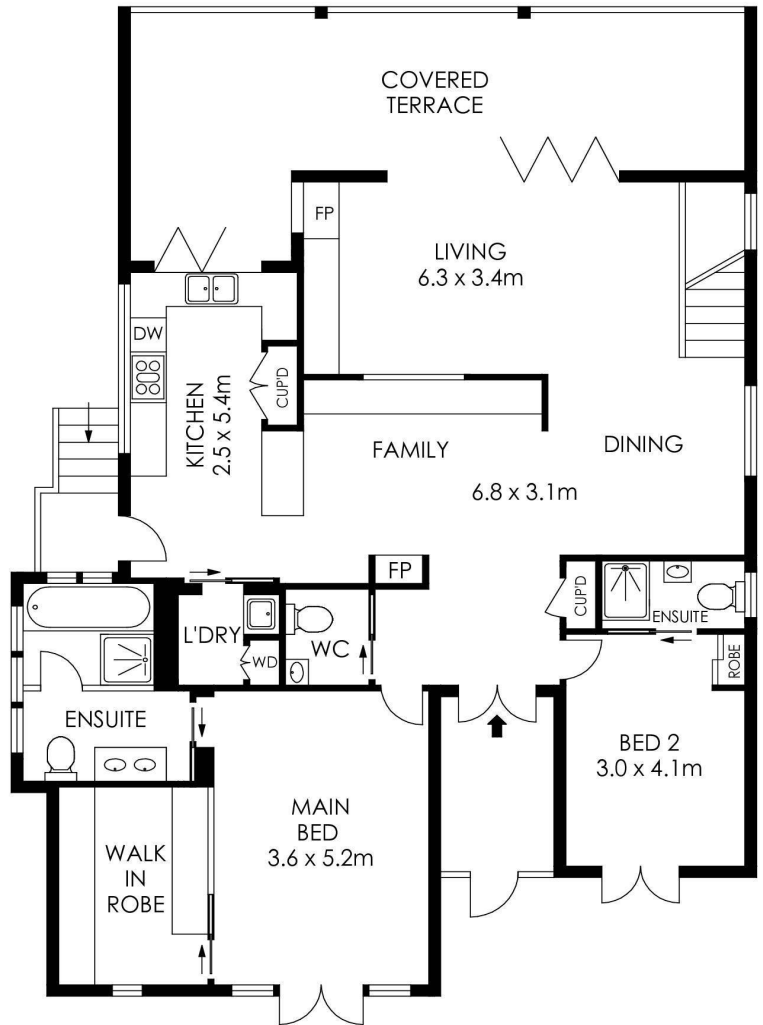
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**SITE PLAN**  
(NOT TO SCALE)



**LOWER LEVEL**



**GROUND LEVEL**



APPROX. INTERNAL AREA = 195 m<sup>2</sup>  
APPROX. EXTERNAL AREA = 66 m<sup>2</sup>  
TOTAL = 302 m<sup>2</sup>  
APPROX. LAND SIZE = 600 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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