



## Avalon Beach, 44 Palmgrove Road

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

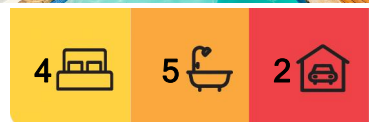
Nestled in a private oasis, this exceptional four-bedroom home captures stunning Avalon Golf Course views, lush greenery, and filtered ocean vistas. Designed for effortless relaxation, it features high V-groove ceilings, exposed rafters, and natural timbers, enhancing warmth and character.

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**  
Contact Agent

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

**Contact**  
**Olivia Broomhead**  
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**Gordon Spring**  
0418 210 219  
[gspring@ljhnewport.com.au](mailto:gspring@ljhnewport.com.au)

**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 servery 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:**

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 About this Property

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

**Olivia Broomhead 0418 463 615**

Licensed Real Estate Agent | olivia.broomhead@ljhooker.com.au

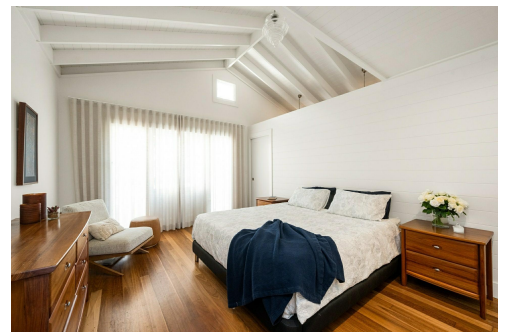
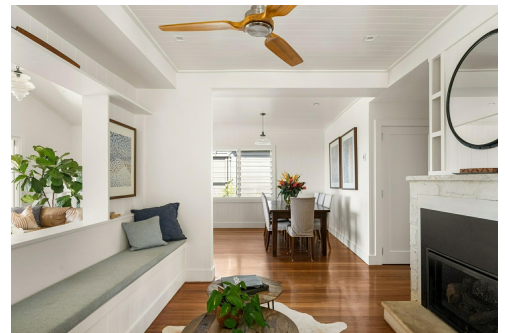
**Gordon Spring 0418 210 219**

Conjuncting Agent | Calbaum Pty Ltd CLN 1541632 | gspring@ljhnewport.com.au

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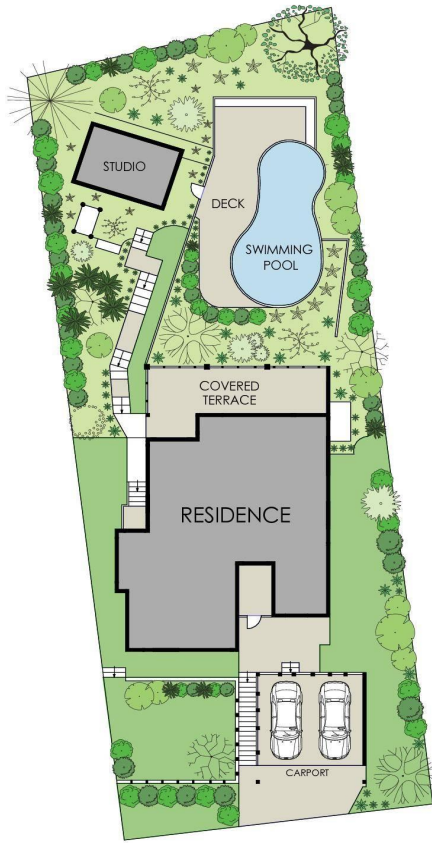
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

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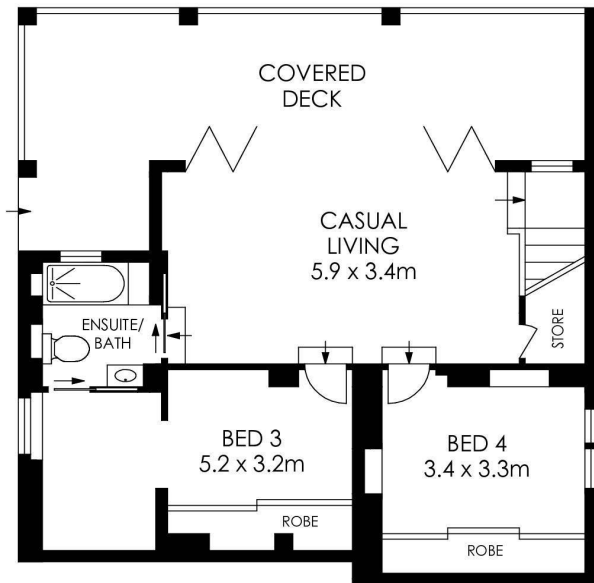
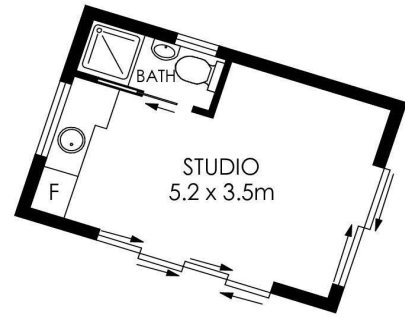
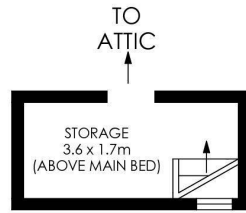


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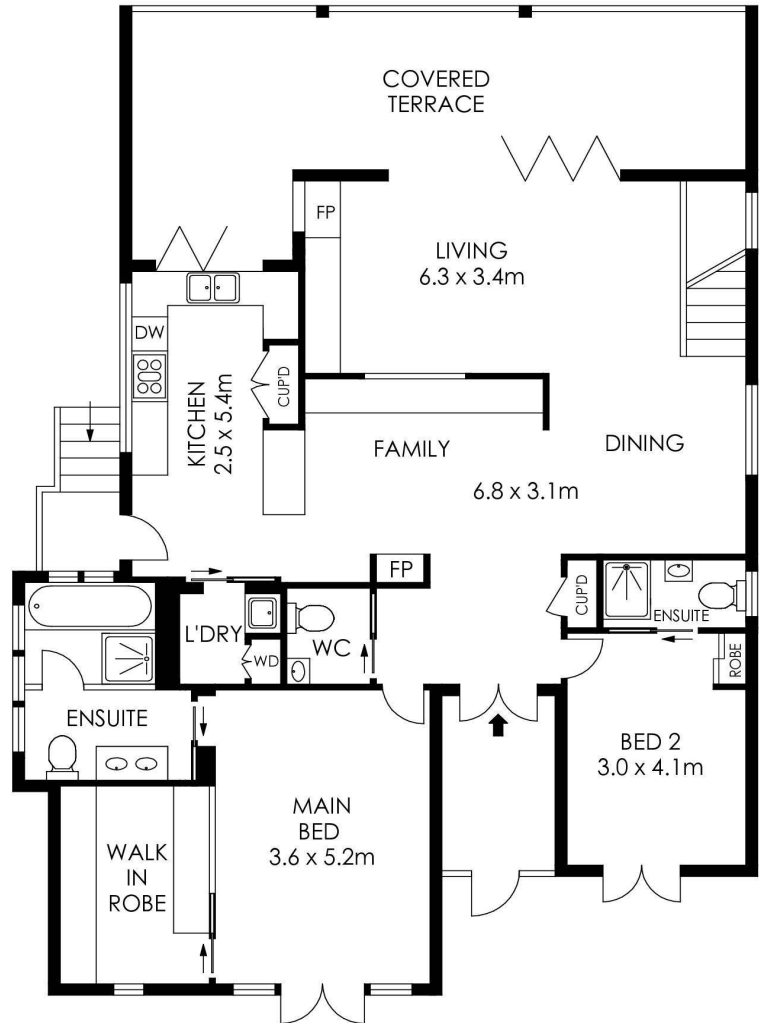
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**SITE PLAN**  
(NOT TO SCALE)



**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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