



53 Chisholm Avenue, Avalon Beach

Well-Proportioned Family Entertainer with Self-Contained Retreat, Cul-de-sac Setting

Captivated by its exquisite far reaching ocean views, this four-bedroom brick veneer home is ready to enjoy including a lower level self-contained one bedroom retreat with an opportunity for fluid income (STCA). Its free-flowing combined living and dining area with soaring pitched ceilings flows seamlessly to the outdoors through glass French doors. The versatile floorplan comprises of an oversized gas Granite kitchen with French door servery window, four double bedrooms, three with built-in wardrobes and tidy bathrooms throughout. Offering an expansive wrap around deck with undercover alfresco area overlooking the tranquil well-established garden, it is perfect for all year entertaining. Set on an expansive 1,189 sqm (approx.) parcel, close to shops, restaurants, cafes, schools, transport and a short walk to the beach.

- Light filled and bright interiors, contemporary finishes, ready to enjoy, peaceful
- Far reaching uninterrupted ocean views, private, birdsong and nature all round
- Lavish open plan combined living and dining area with high pitched ceilings

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
Contact Agent

AGENTS

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AGENCY

LJ Hooker Avalon Beach
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- Gourmet Granite kitchen with breakfast bar, gas cooktop, dishwasher, full pantry
- Three double bedrooms with floor to ceiling built in wardrobes, master with ensuite
- Tidy tiled main bathroom with shower over spa bath configuration, separate toilet
- Well-equipped internal laundry with broom cupboard, direct access to the outdoors
- Sprawling wrap around entertainers deck with alfresco area enjoys easterly breezes
- Synthetic grass area opens to a side gated courtyard, mature landscaped gardens
- Lower-level self-contained retreat perfect for fluid income/au pair/extended family (STCA)
- Bright contemporary open plan stone kitchen with full pantry, plenty of bench space
- Combined living and dining area opens fluidly to the outdoors, built-in cupboards
- Fourth double bedroom with ensuite and full laundry facilities, washing machine
- Private undercover full length entertainers balcony overlooks the rear mature garden
- Freshly painted exterior and interiors, plantation shutters, timber flooring, ceiling fans
- Skylights, linen press, gas outlet, garden shed, abundance of under house storage
- Set in a quiet coveted cul-de-sac close to the beach, shops, restaurants and cafes

MORE DETAILS

Property ID	WQ8F58
Property Type	House
Land Area	1189 m2

Thomas Mackay 0429 236 879

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

Tina Friend 0499 154 655

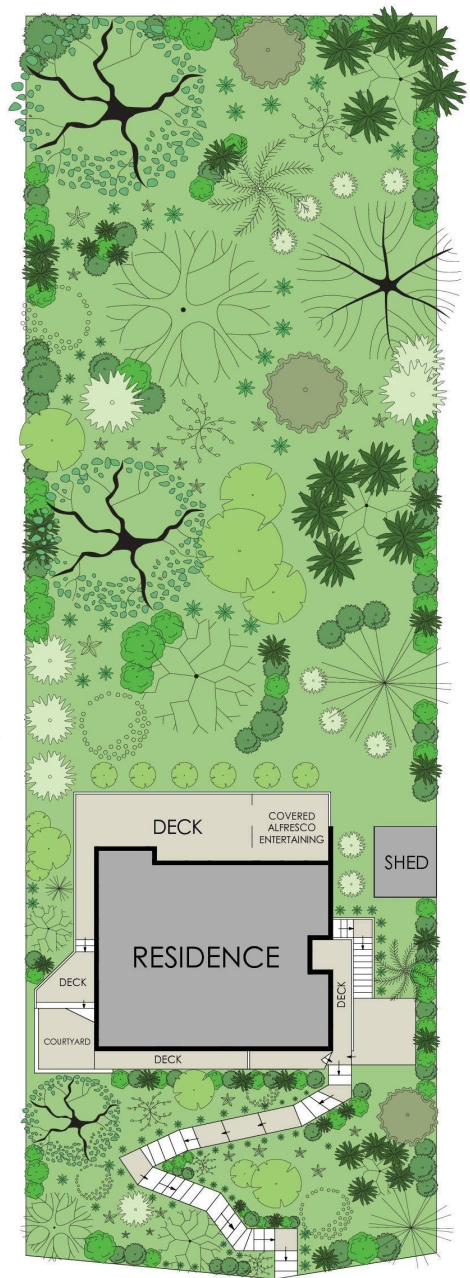
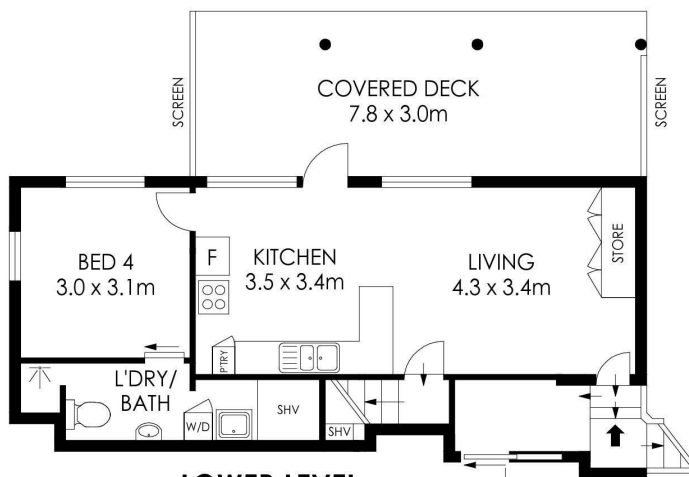
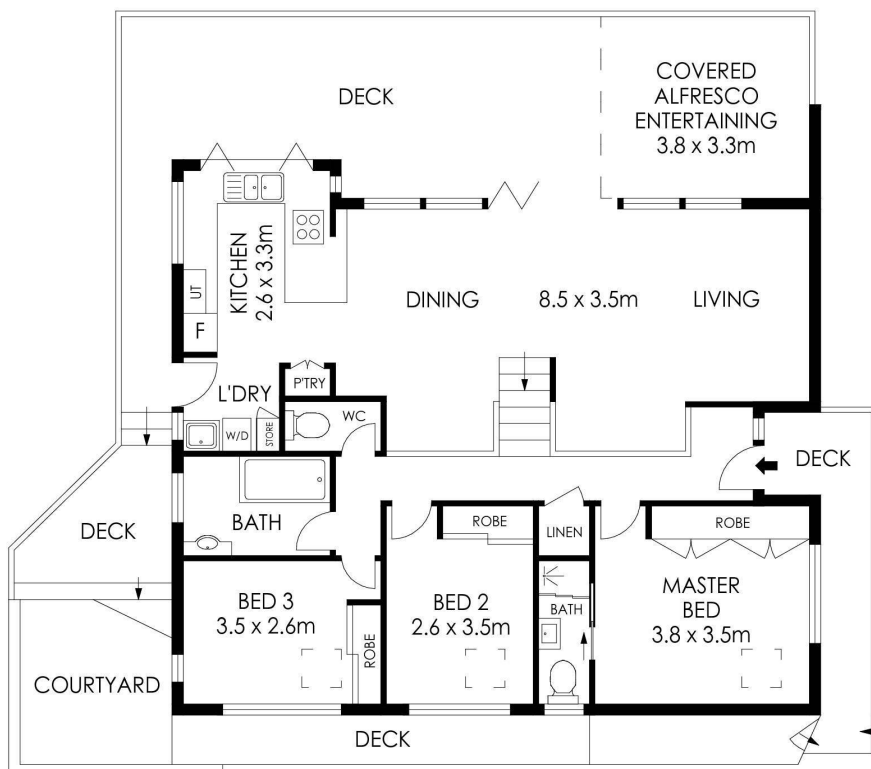
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APPROX. INTERNAL AREA = 151 m²
 APPROX. EXTERNAL AREA = 87 m²
 TOTAL = 238 m²
 LAND SIZE = 1189 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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