



6 Coolawin Road, Avalon Beach

## Contemporary Coastal Sanctuary with Pool and Alfresco Appeal

Exuding a blend of eclectic contemporary charm and relaxed sophistication, this four-bedroom coastal family home spans a generous 948sqm. An inviting pool and year-round alfresco area enhance a design that merges soft, natural tones with vibrant pops of colour and artistic decor, creating a warm and welcoming atmosphere.

Large windows allow abundant light to filter in, establishing an airy ambiance and a seamless connection to the surrounding greenery. Thoughtfully designed with refined, curated touches, every spacious corner offers a sense of comfort and privacy. Located moments to Avalon village with boutique shops, eateries, schools, and popular beaches.

- Four-bedroom coastal family home spanning a generous 948sqm
- Inviting pool and year-round alfresco area enhances outdoor living
- Blend of eclectic charm and relaxed sophistication throughout
- Design merges soft, natural tones with pops of colour and artistic decor

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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### AUCTION

Tue 23rd Jun @ 6:00PM

### VIEW

Sat 23rd May @ 10:15AM - 10:45AM

### AGENTS

Olivia Broomhead  
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Jonathan Gosselin  
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### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

 **LJ Hooker**

- Seamless connection with surrounding greenery for a tranquil feel
- Features two generous living areas for versatile family living
- Designer kitchen, integrated appliances, gas, Caesar stone benchtops
- Spacious bedrooms with built-in robes some with balcony access
- Oversized master with ensuite, walk-in robe, and ceiling fan
- Bright and tidy bathrooms with free-standing bath and large laundry
- Dedicated home office or study, providing a quiet focused environment
- Built-in barbeque, crisp white plantation shutters, and beach shower
- Three lock-up garages, loft storage, off street parking, automatic gate
- Moments to village shops, boutiques, seaside eateries, and schools

**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	W8WF58
Property Type	House
Land Area	948 m2
Including	Ensuite Study Toilets (4) Fire Place Built-in-Robes High Clearance Pool

**Olivia Broomhead 0418 463 615**

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

**Jonothan Gosselin 0488 011 870**

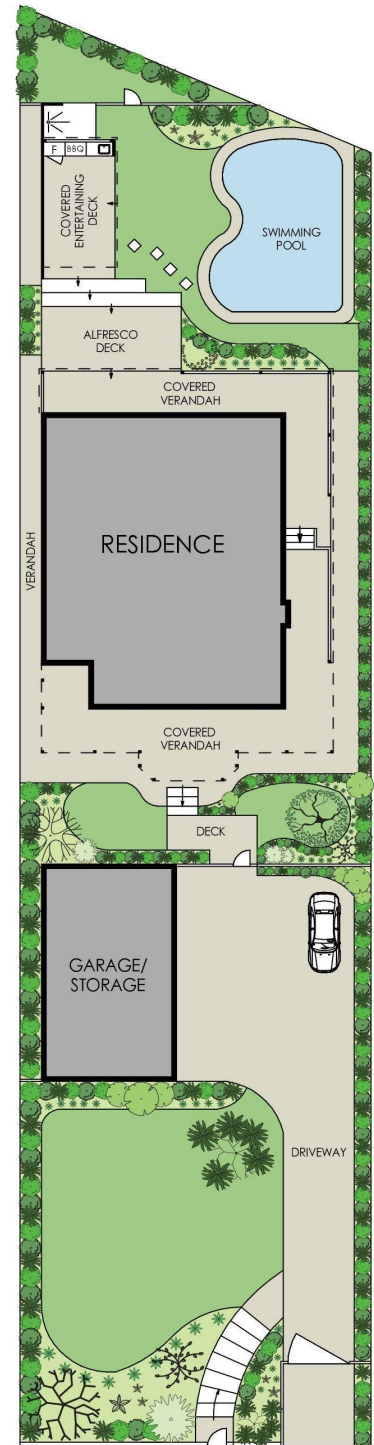
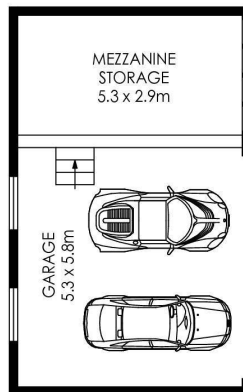
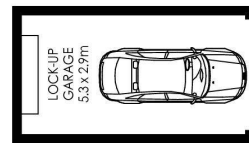
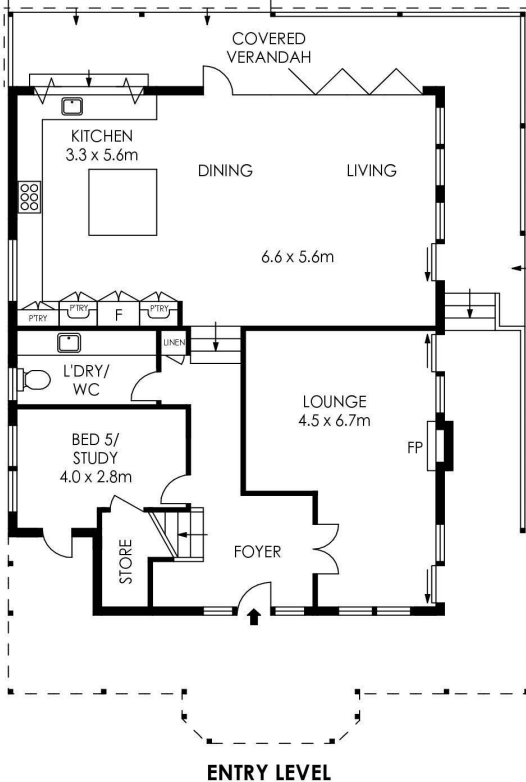
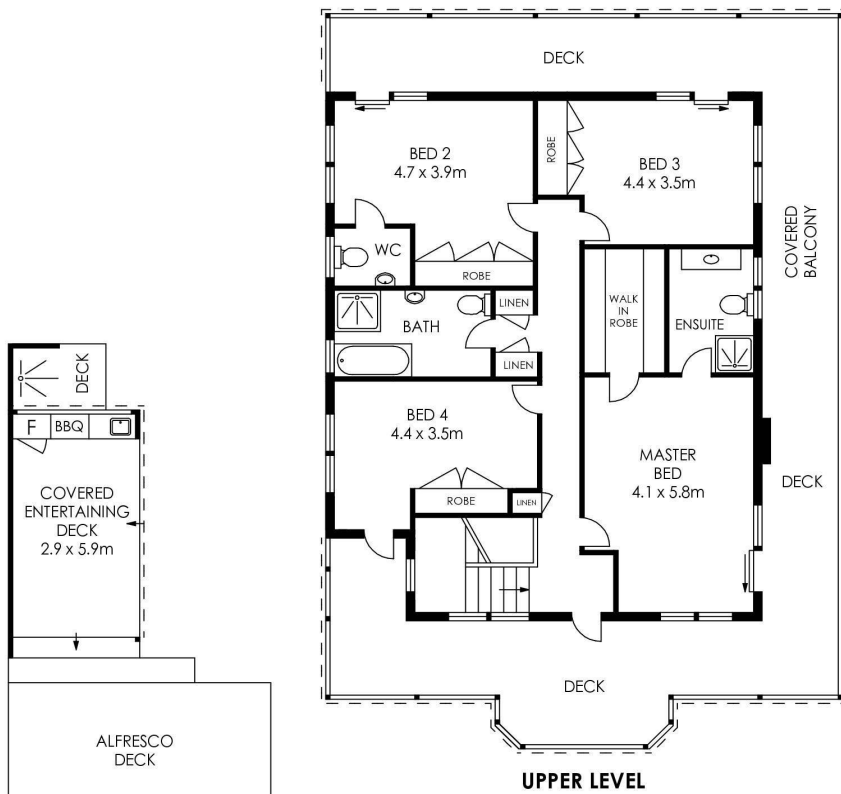
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**LJ Hooker Avalon Beach (02) 9973 2999**

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APPROX. INTERNAL AREA = 238 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 196 m<sup>2</sup>  
 TOTAL = 434 m<sup>2</sup>  
 LAND SIZE = 948 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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