



## Avalon Beach, 66 Whale Beach Road

Classic Original Beach Cottage with Garden studio in Avalon Beach

Positioned in one of North Avalon's most sought-after locations, 66 Whale Beach Road presents a rare opportunity. With a generous setback from the road and great separation from neighbouring properties, this charming two-bedroom original cottage is bathed in natural light and offers comfortable single-level living consisting of two bedrooms and a sunroom, separate lounge, bathroom and kitchen. Internal living flows out to the rear sunny deck and onwards to lush established gardens.

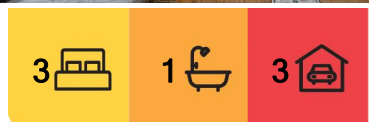
An ideal work-from-home environment, the separate garden studio offers immense privacy with the potential to convert to separate guest accommodation.

DA-approved plans by acclaimed architect Richard Leplastrier offer the opportunity to expand on indoor/outdoor living and beautiful tree-line views.

Perfect as a weekender, permanent home, or investment, and moments to Whale Beach,



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**For Sale**  
SOLD!

**View**  
[ljhooker.com.au/WC3F58](http://ljhooker.com.au/WC3F58)

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



North Avalon, and Careel Bay. A scenic coastal track opposite offers a beautiful bushwalk with breathtaking ocean views, leading to Careel Headland Lookout and connecting through to North Avalon.

Features:

- Near level block of 695.6sqm with northwest aspect
- Main Cottage with two bedrooms and sunroom
- DA approved plans by architect Richard Leplastrier
- Off-street parking for three cars
- Separate working studio/3rd Bedroom finished in Shou Sugi Ban cladding, brush box flooring & hoop pine plywood interiors
- Large under-house storage and laundry
- Positioned within easy access to Whale Beach, North Avalon and Careel Bay playing fields

Disclaimer:

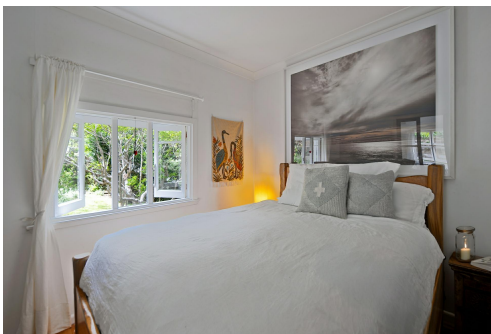
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## More About this Property

Property ID	WC3F58
Property Type	House
Land Area	695.6 m²
Including	Study

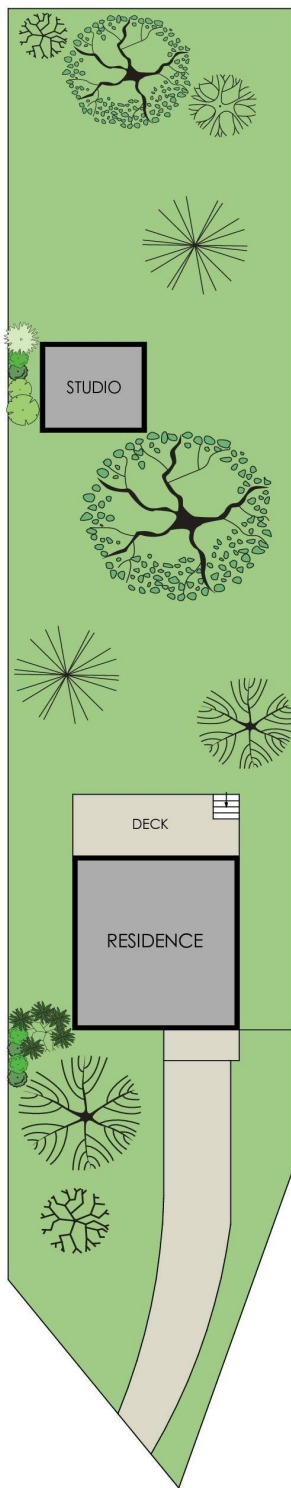
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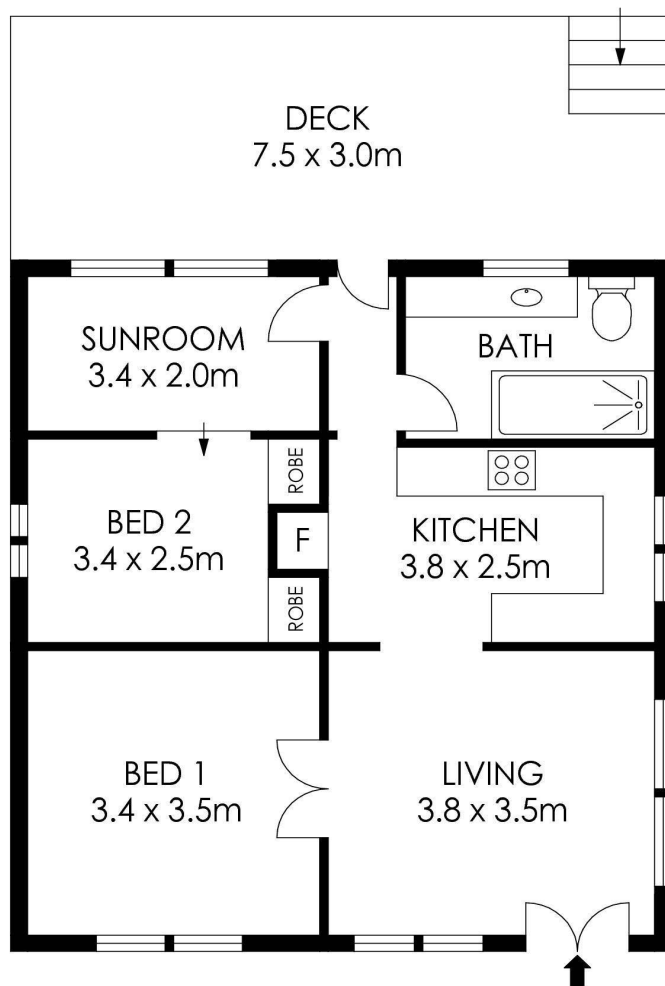
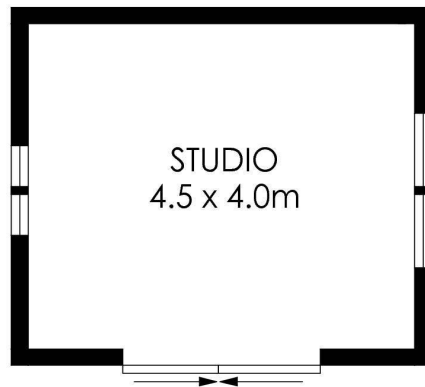


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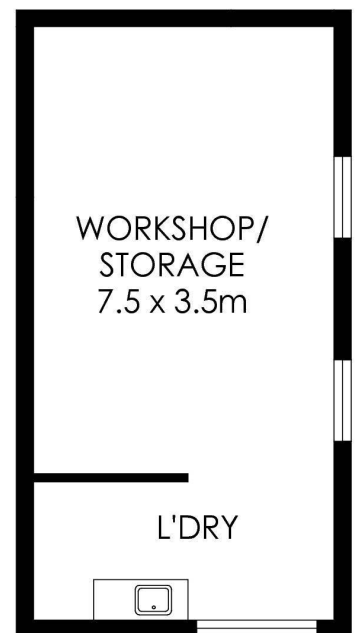
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**SITE PLAN**  
(NOT TO SCALE)



**GROUND LEVEL**



**LOWER LEVEL**

APPROX. INTERNAL AREA = 77 m<sup>2</sup>  
APPROX. EXTERNAL AREA = 23 m<sup>2</sup>  
TOTAL = 110 m<sup>2</sup>  
APPROX. LAND SIZE = 696 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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