






69 Chisholm Avenue, Avalon Beach

4  3  0 

## A Private Pittwater Sanctuary

Set on a quiet cul-de-sac, this welcoming three-bedroom home with separate studio, is immaculate in presentation and offers room to further improve and expand (STCA).

Enjoying a private leafy position on a quiet cul-de-sac, the home feels like a hidden sanctuary. A beautifully crafted dragon-tail timber staircase leads to the inviting timber cottage where floor-to-ceiling glass frames the majestic outlook across Angophora Reserve. Every room has a view. Designed for comfortable living, the home features three bedrooms, including master with walk-in wardrobe and ensuite. The recently renovated main bathroom and additional guest powder room make busy mornings easy, while the oversized laundry/utility room and abundant storage ensures there's space for sports gear, school bags and everything in between.

Unwind on the deck with a coffee or evening drink while the kids head off on their own backyard adventures, exploring the expansive native gardens.

The detached studio, to the rear of the block with ensuite, kitchenette and private deck offers incredible flexibility; home office, teenage retreat, guest accommodation or creative space.

Set on a generous block with scope to further enhance or extend the existing home (STCA), this is a fantastic opportunity to secure a peaceful family haven with room to grow.

### FOR SALE

For Sale \$2.25m

### VIEW

By Appointment

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

Features:

- Three-bedroom home with separate studio
- Master bedroom with ensuite and walk in robe
- Open plan living flowing to front courtyard and rear deck
- Expansive block of 1325sqm
- Uninterrupted views across Angophora Reserve
- Central gas heating
- Peaceful cul-de-sac location moments to nearby shops, cafes and Paradise Beach

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	VPZF58
Property Type	House
Land Area	1325 m2

**Rebecca Hammond 0488 004 052**

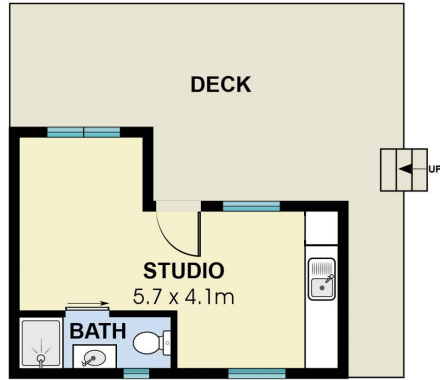
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**Peter Robinson 0401 219 077**

Independent Contractor | Peter Robinson Real Estate Pty Ltd CLN  
10121506 | [peter.robinson@ljhooker.com.au](mailto:peter.robinson@ljhooker.com.au)

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

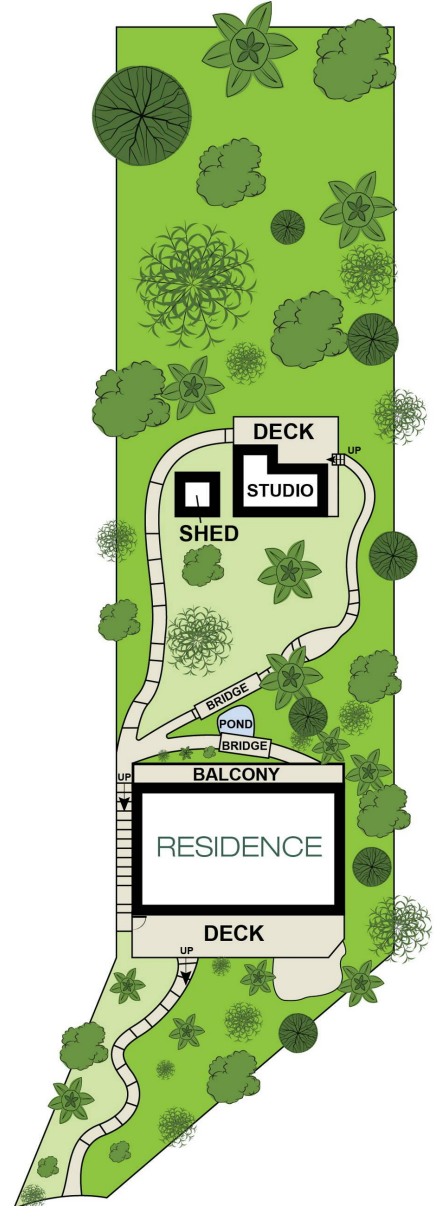
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Studio



Ground Floor



Site Plan



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Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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