







69 Dolphin Crescent, Avalon Beach

Elevated Family Living with Careel Bay and Ocean Outlooks

Looking across the treetops towards Careel Bay and the ocean horizon, this inviting home balances generous proportions with enduring character and the flexibility to evolve over time. A new kitchen with warm timber cabinetry sits beneath an expansive glazed roofline, while open living spaces extend to a broad entertaining balcony embracing the leafy outlook.

Four bedrooms are accompanied by the fluid lower level, complete with a dedicated entry and level lawn, offering flexibility as self-contained accommodation or a studio (STCA). Comfortable as it stands, it also presents ample scope for contemporary reinterpretation. A quiet pocket close to village shops, the beach, tennis courts, playing fields, marinas, schools and city buses.

Features include:

- Elevated Careel Bay views with a north-facing rear aspect
- Layered outlook stretching toward the ocean horizon
- Broad entertaining balcony extending from open living
- Timber flooring adding warmth and enduring character
- Comfortable today with scope for future enhancement
- Highlight windows enhancing natural light throughout

4 2 3

FOR SALE
$2,300,000

VIEW
By Appointment

AGENTS

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- Self-contained accommodation or studio potential (STCA)
- Private setting accompanied by birdsong and leafy surrounds
- Elegant pendant lighting, gas bayonet and dedicated laundry
- New kitchen, spacious breakfast bench, mirrored splashback
- Bedrooms with built-ins, two with air-con and balcony access
- Tidy bathrooms, separate retro bathtub and white shutters
- Timber viewing deck overlooking the treetops and bay views
" Double lock-up garage and dedicated additional parking space
" Moments to village shops, cafés, marinas, schools and the beach











Disclaimer:
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MORE DETAILS

Property ID	1AGSG5W
Property Type	House
Land Area	695 m2
Including	Air Conditioning
	Balcony
	Floorboards
	Built-in-Robes
	Remote Garage
	Close to Schools
	Close to Shops
	Close to Transport
	Ocean Views
	Water Views

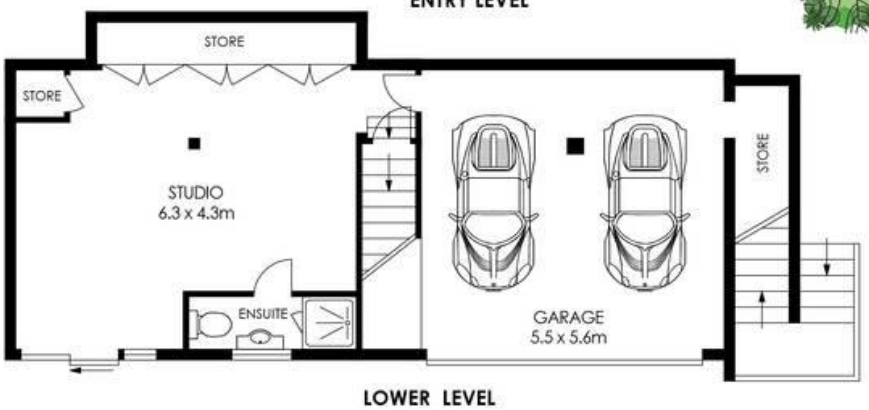
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ENTRY LEVEL



LOWER LEVEL



SITE PLAN
(NOT TO SCALE)

LAND SIZE = **695 m²**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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