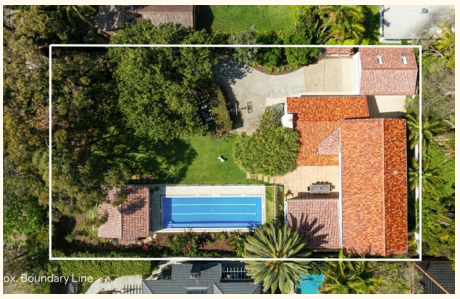

77-79 George Street, Avalon Beach

LEONTINE - A PRIVATE ESTATE BY THE SEA

Hidden behind established gardens in one of Avalon's most desirable coastal pockets, Leontine is a home of remarkable scale, privacy and individuality. Set across approximately 1,636sqm, the late-1930s Spanish Colonial residence feels worlds away from the everyday - a genuine private estate shaped by architecture, garden and almost a century of history.

Beautifully restored and evolved for contemporary family life, the double-brick residence unfolds around a sunlit central courtyard, with white rendered walls, high ceilings, original hardwood floors and a magnificent sandstone fireplace preserving its unmistakable character. Formal and informal living spaces are complemented by a marble-finished kitchen, a dedicated children's wing and an entire upper level creating a wonderfully private parents' retreat.

Outside, expansive level lawns and extraordinary established gardens create the setting for a 14.5m tiled pool and self-contained cabana. Magnolias, palms, Frangipanis and Pandanus provide a sense of maturity that simply cannot be recreated, while beyond the gates Careel Bay, Avalon village, schools and the beach are all within easy reach.

5 **4** **7**

FOR SALE
For Sale

VIEW
Sat 24th Oct @ 10:15AM - 10:45AM

AGENTS

Peter Robinson
0401 219 077
peter.robinson@ljhooker.com.au

Angus Abrahams
0488 007 236
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AGENCY

LJ Hooker Avalon Beach
(02) 9973 2999

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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 all its privacy, Leontine is wonderfully connected to the best of Avalon. A short stroll takes you to Careel Bay Marina and the Pittwater foreshore, while to the east, North Avalon and Avalon Beach are an easy walk away. Avalon village is comfortably reached on foot or by bike, with cafés, restaurants, shops and everyday essentials close at hand, while nearby transport provides easy access across the peninsula and beyond.

- Distinctive Spanish Colonial residence designed and built in the late 1930s
- Approximately 1,636sqm of private, predominantly level grounds
- Substantial double-brick construction with beautifully preserved original character
- Pavilion-style design centred around a sun-filled courtyard and terraces
- Grand formal living and dining spaces with high corniced ceilings
- Original hardwood floors and impressive sandstone wood-burning fireplace
- Marble-finished kitchen forming the heart of the home
- Dedicated children's accommodation and flexible media/family spaces
- Entire upper level devoted to the parents' retreat, sitting area and home office
- Five bedrooms, four bathrooms plus guest powder room
- Expansive level lawns framed by long-established subtropical gardens
- 14.5m tiled pool and fully self-contained poolside cabana
- Seamless indoor/outdoor living with multiple entertaining areas
- Ducted and zoned air conditioning, gated security and generous parking
- Moments from Careel Bay, Avalon village, beaches, schools and transport

Some properties can be replicated. Leontine cannot. Its architecture, scale and extraordinary garden setting have evolved together over generations to create something increasingly rare on the Northern Beaches - a true estate, with Avalon just outside the gates.

MORE DETAILS

Property ID	X7KF58
Property Type	House
Land Area	1636 m2
Including	Ensuite
	Study
	Fire Place
	Pool

Peter Robinson 0401 219 077
Independent Contractor | Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au
Angus Abrahams 0488 007 236
Licensed Real Estate Agent | angus.abrahams@ljhooker.com.au

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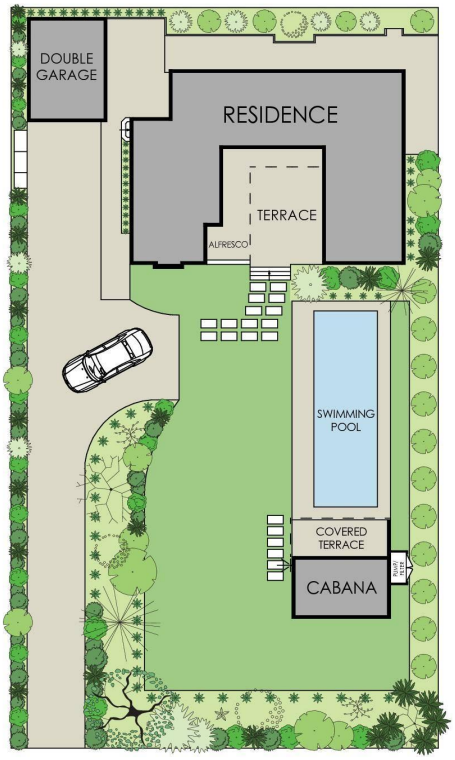
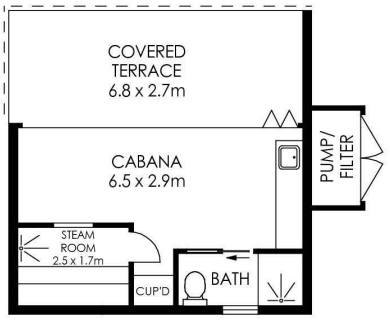
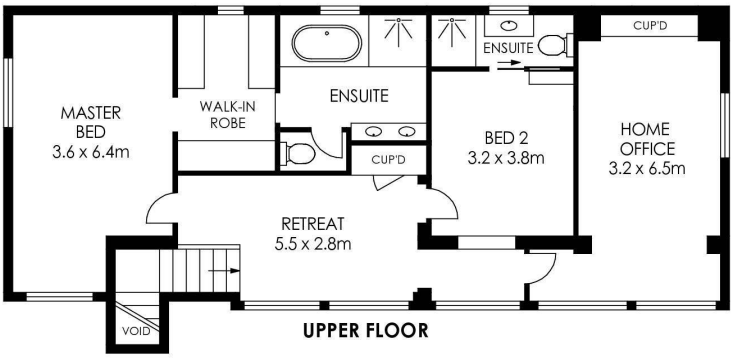


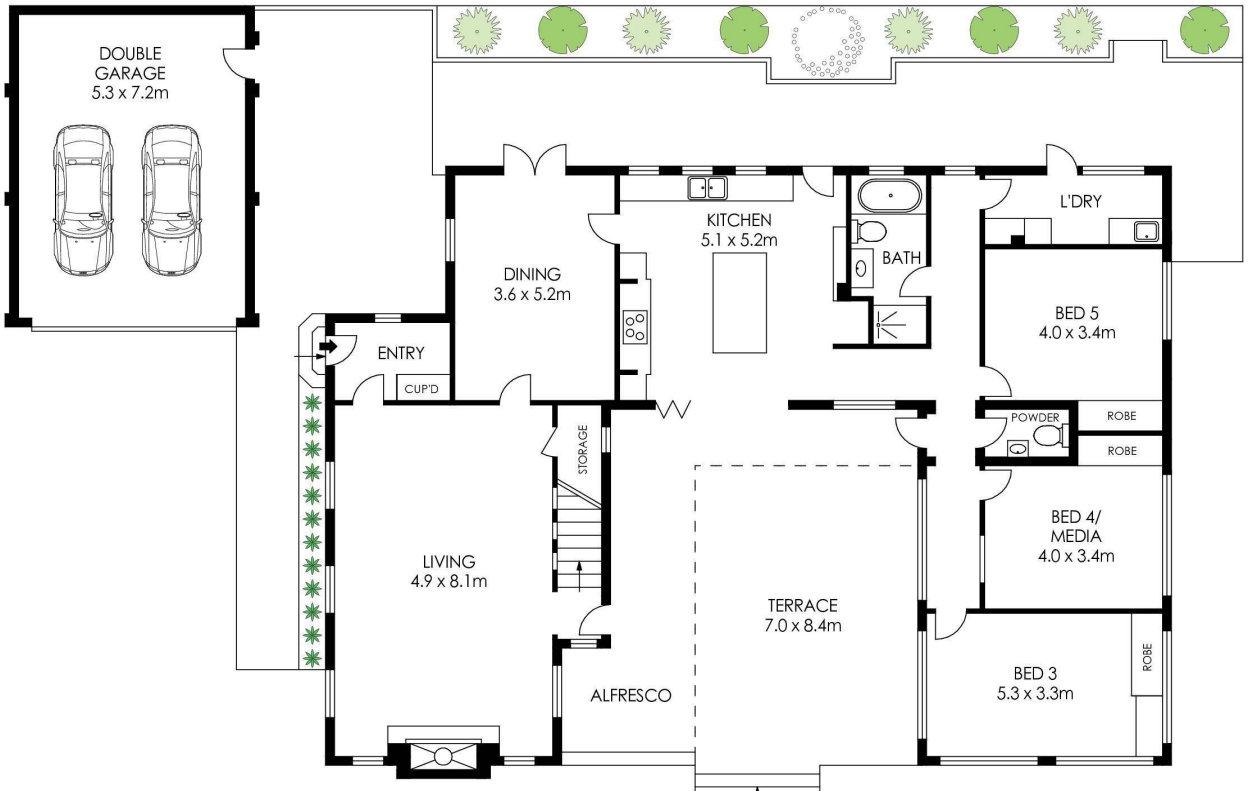
SITE PLAN (NOT TO SCALE)



(NOT IN POSITION)



UPPER FLOOR



GROUND FLOOR

APPROX. INTERNAL AREA	=	351 m²
APPROX. EXTERNAL AREA	=	155 m²
TOTAL	=	506 m²
LAND SIZE	=	1636 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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