



**Sold**



83 Palmgrove Road, Avalon Beach

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## Stunning North-Facing Family Sanctuary Moments from Avalon Village and Backing onto Angophora Reserve

**FOR SALE**

Guide \$2.8m

**AGENTS**

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**AGENCY**

LJ Hooker Avalon Beach

(02) 9973 2999

Perched high within a tightly held enclave, this beautiful family home captures all-day light and leafy outlooks from every window. Completely renovated in 2021, the home delivers fresh, refined interiors featuring high ceilings, skylights, timber floorboards and expansive glass that invites the outdoors in. Designed for effortless family living and entertaining, the residence features balconies overlooking the surrounding tree canopy and two beautifully appointed outdoor zones: a front retreat with spa, outdoor shower and timber deck, and a rear sanctuary with a wood-fired oven, alfresco dining area and a servery bar that flows seamlessly from the kitchen. Tranquil and completely private, the home's north-facing orientation welcomes soft morning sun from the east and warm afternoon light from the west. Just moments from Avalon village and Angophora Reserve, you'll enjoy birdsong throughout the day and nature walks right at your doorstep.

Key Features:

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.



- 1,461 sqm block, surrounded by lush greenery and established gardens with previously DA approved studio.
- High ceilings, skylights, timber floorboards, extensive glass and leafy views from every angle
- 16 north-facing solar panels for energy efficiency and financial savings, with app-based monitoring and energy generation insights
- Dual air-conditioning and heating system
- 4 bedrooms, all with built-ins and ceiling fans; one with a private WC
- Main bedroom with custom built-ins, ensuite and Juliet balcony
- Modern kitchen overlooking the backyard with Miele dishwasher, Smeg appliances and whiteboard splashback
- Main bathroom with large glass windows that make you feel as though you're bathing among the trees
- Heated floors and heated towel rails in bathrooms
- Double lock-up garage, parking for up to 5 cars, driveway with turning bay
- Walking distance to Avalon village, beaches, and bus and ferry routes
- Backed by reserve bushland and adjacent to Angophora Reserve

**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	WXWF58
Property Type	House
Land Area	1461 m2
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Spa

**Thomas Mackay 0429 236 879**

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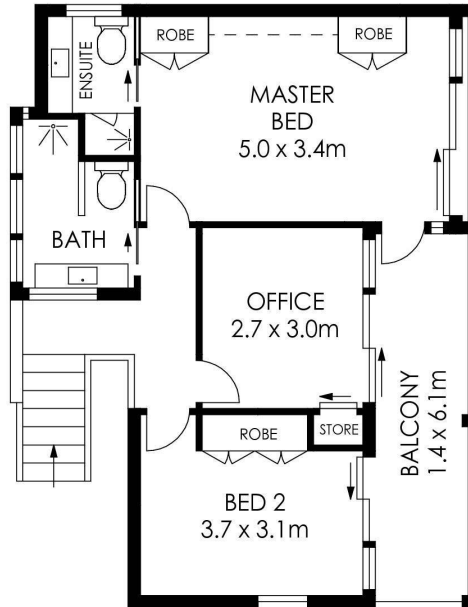
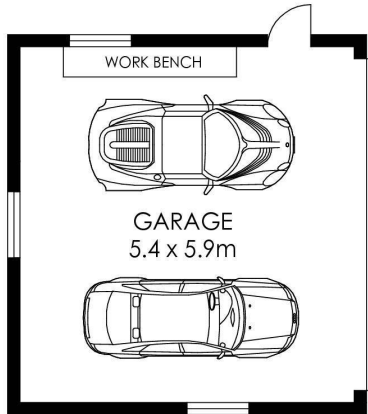
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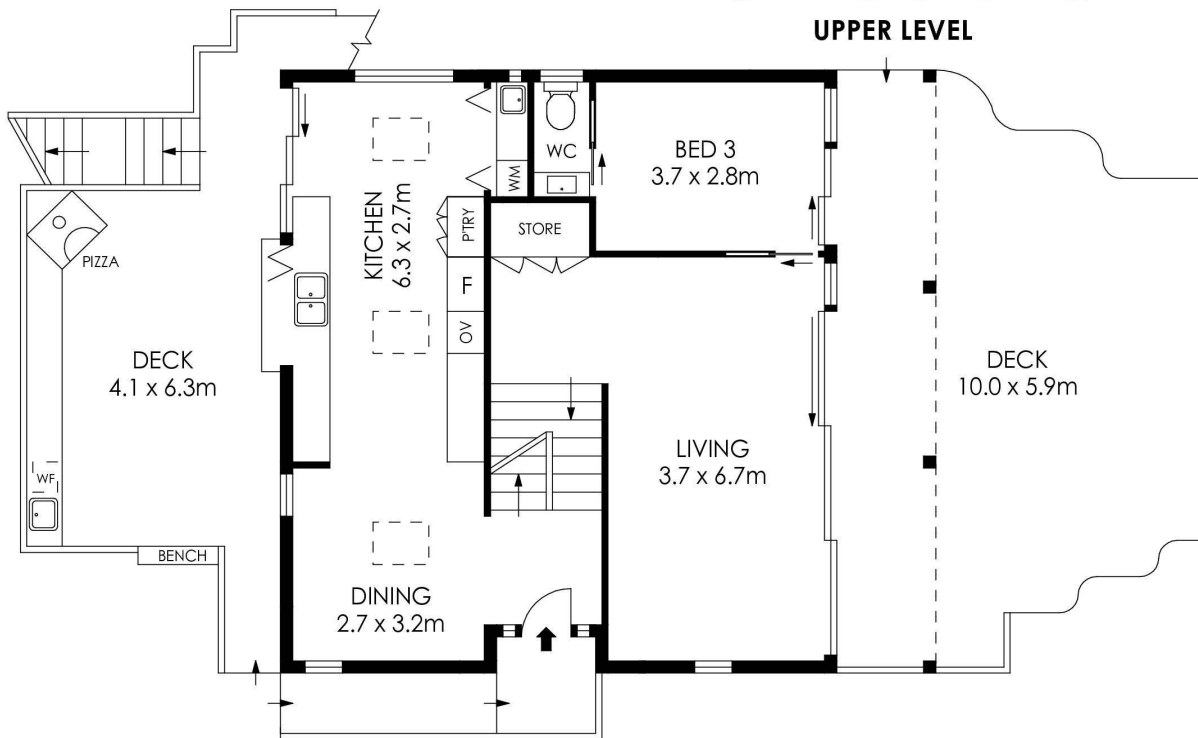




**SITE PLAN**  
(NOT TO SCALE)



**UPPER LEVEL**



**ENTRY LEVEL**

APPROX. INTERNAL AREA = 133 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 98 m<sup>2</sup>  
 TOTAL = 231 m<sup>2</sup>  
 LAND SIZE = 1461 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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