



## Avalon Beach, 86 Riviera Avenue

Pittwater & Ocean Views Meet Laid-Back Coastal Living

Experience the best of both worlds with filtered ocean horizons and leafy Pittwater views. This spacious coastal home features a flexible floorplan with five-bedrooms, multiple living zones, and a dedicated home office, offering ample space for a growing family.

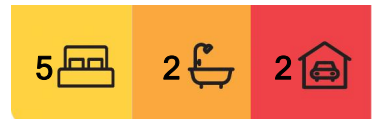
A character filled 1950's beachcomber house, complimented with timber floors, exposed rafters, and V-groove panelling. The interiors exude warmth and character, and embrace the summer breeze and winter sun. Thoughtfully designed for a laid-back lifestyle, its adaptable layout fosters both connection and calm. A true sanctuary by the sea, immersed in the tree tops and nature's beauty, yet just moments to Paradise Beach, marinas, village shops, trendy cafes, restaurants, schools, golf courses, and iconic surf beaches.

- Best of both, filtered ocean horizons and leafy Pittwater views
- Five-bedroom spacious coastal home with a flexible floorplan
- Space for a growing family, multiple living zones, and home office



**Disclaimer:** 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.

**SOLD**



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/WFGF58](https://ljhooker.com.au/WFGF58)

**Contact**  
**Olivia Broomhead**  
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**LJ Hooker Avalon Beach**  
**(02) 9973 2999**

- Thoughtful detailing, timber floors, exposed rafters, V-groove panels
- Kitchen with stone benchtops and quality Bosh stainless appliances
- Well-appointed bedrooms with built-in robes and serene outlook
- Updated master bathroom with separate WC and sleek floor-to-ceiling tiles
- Downstairs laundry with ample storage and split system air-con
- Move in as is or potential to refresh and truly make it your own
- A peaceful sanctuary immersed in nature's beauty and tranquillity
- Spacious covered double carport with room for additional vehicles
- Moments to Paradise Beach, village shops, cafes, and city transport

**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 About this Property

<b>Property ID</b>	WFGF58
<b>Property Type</b>	House
<b>Land Area</b>	695 m2
<b>Including</b>	Study

**Olivia Broomhead 0418 463 615**

Licensed Real Estate Agent | olivia.broomhead@ljhooker.com.au

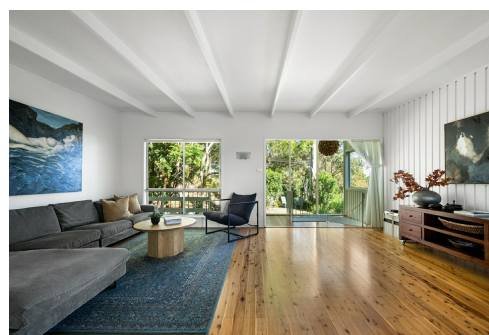
**David Edwards 0415 440 044**

Independent Contractor | David Edwards Palm Beach Realty Pty Ltd CLN 348342 | david.edwards@ljhooker.com.au

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

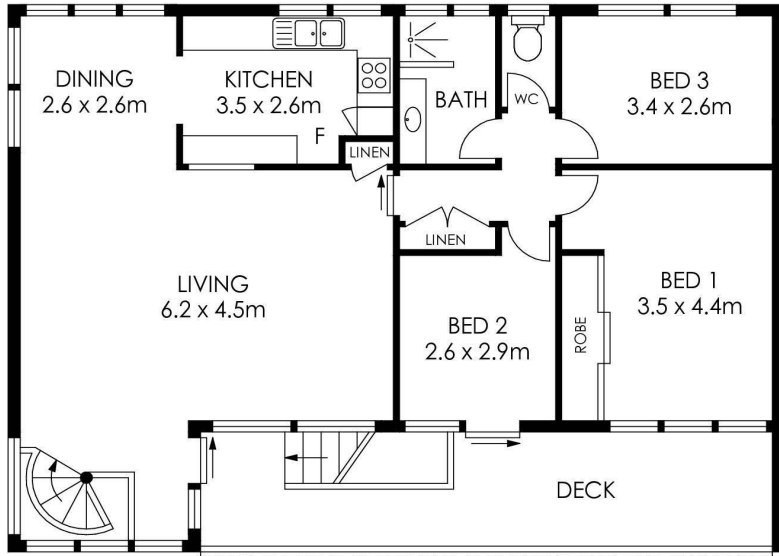
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

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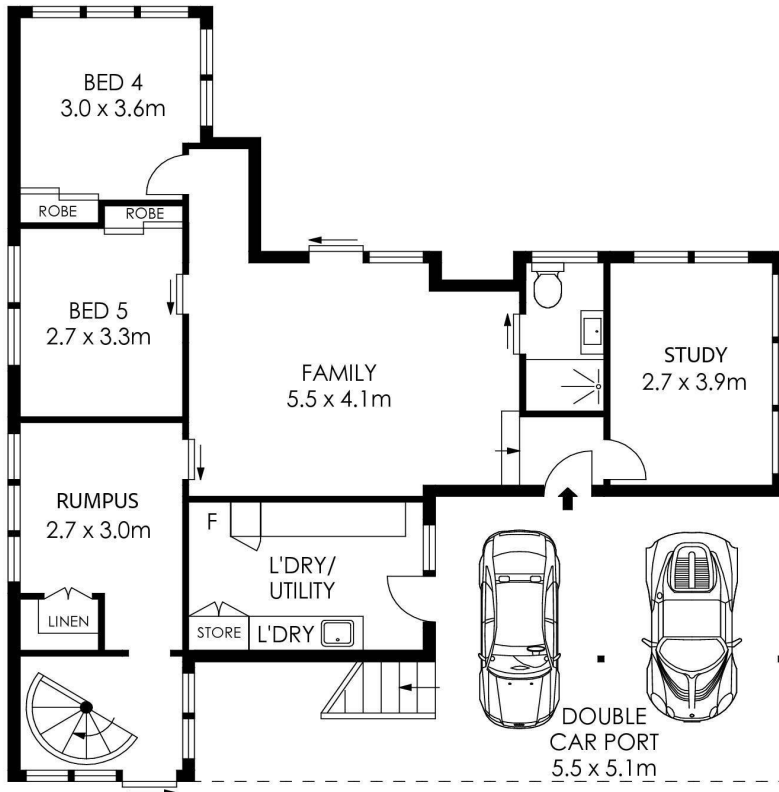


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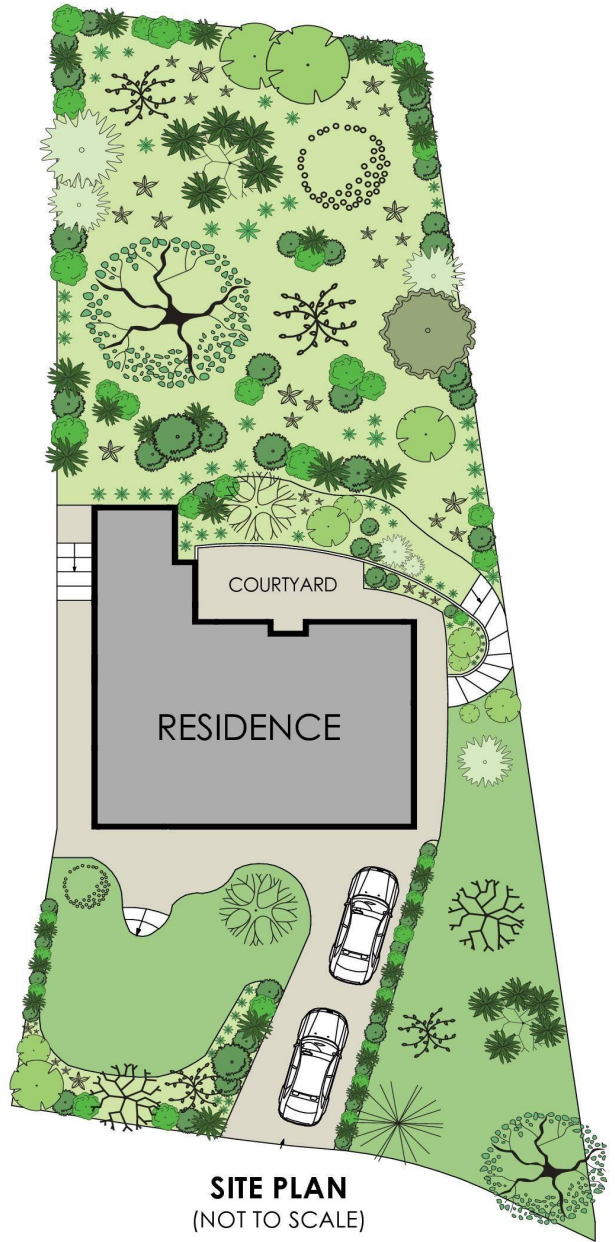
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**UPPER LEVEL**



**GROUND LEVEL**



**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 182 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 56 m<sup>2</sup>  
 TOTAL = 238 m<sup>2</sup>  
 APPROX. LAND SIZE = 695 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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