



Avalon Beach, 9 Koala Place

Peaceful Cul-de-sac Living Moments from Avalon Village

Tucked away in a peaceful cul-de-sac, this tightly held five-bedroom home is being offered to the market for the first time in 40 years. Thoughtfully designed with a flexible floorplan, it includes a self-contained space ideal for multigenerational living or additional income (STCA). Filtered ocean views offer a subtle coastal glimpse, while tiered level lawns and leafy surrounds create a tranquil retreat, complemented by birdsong and a sense of privacy.

Perfect for those seeking comfort and seclusion, it balances relaxed living with versatile spaces for a modern lifestyle. Superbly located moments to the heart of Avalon Village, seaside cafes, boutique shops, popular schools, golf course, walking trails, surf beaches, and city buses.

- Tightly held five-bedroom home in peaceful cul-de-sac
- Filtered ocean views offering a subtle coastal glimpse



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.

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For Sale
Contact Agent

View
ljhooker.com.au/W6DF58

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- Flexible floorplan, single self-contained space, private entry
- Ideal for multigenerational living or added income (STCA)
- North-facing aspect extends over the sunlit front balcony
- Tidy kitchen with breakfast bar and quality gas appliances
- Five comfortable bedrooms with mirrored built-in robes
- Two spacious bedrooms with ensuites and leafy outlooks
- Near new bathrooms, laundry with storage and external access
- Birdsongs and privacy enhance the serene atmosphere
- Oversized wraparound deck, and tiered, manicured level lawns
- Under house storage
- Opposite Koala Place Reserve and Playground
- Potential to add your dream pool (STCA)
- Double carport with two additional convenient tandem spaces
- Moments to Avalon Village, the beach, schools, and city buses

More About this Property

Property ID	W6DF58
Property Type	House
House Size	298 m ²
Land Area	892 m ²
Including	Ensuite Air Conditioning Built-in-Robes Area Views Close to Schools Close to Shops

Olivia Broomhead 0418 463 615

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

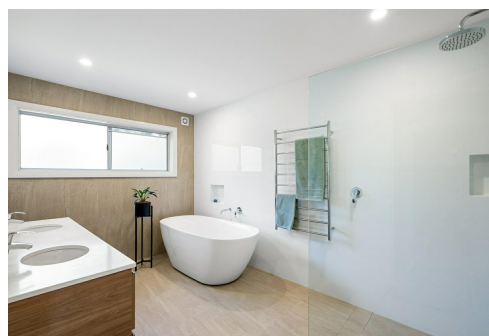
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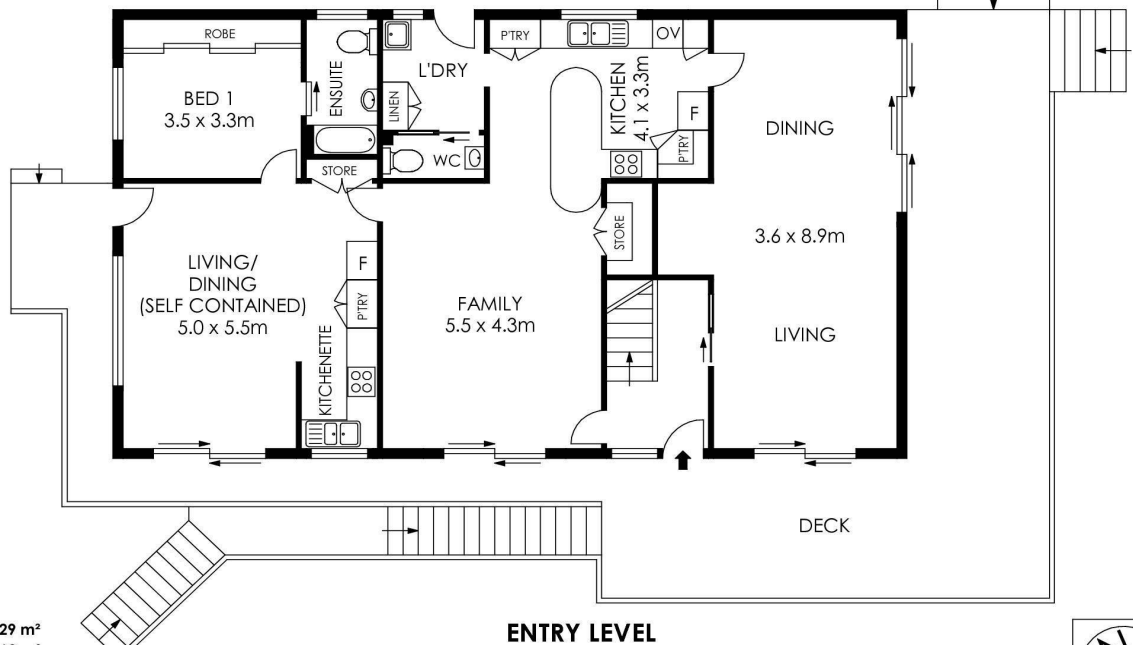
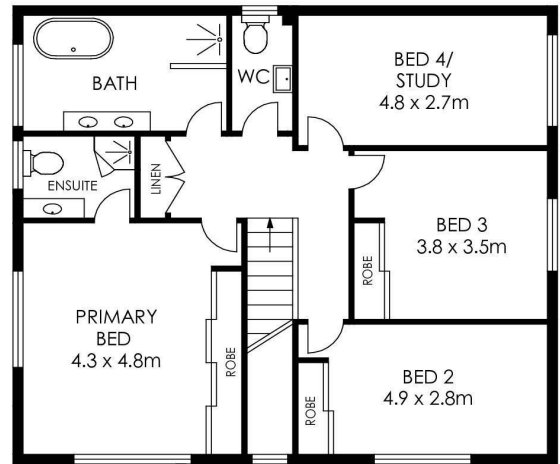
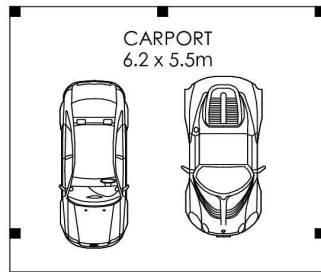
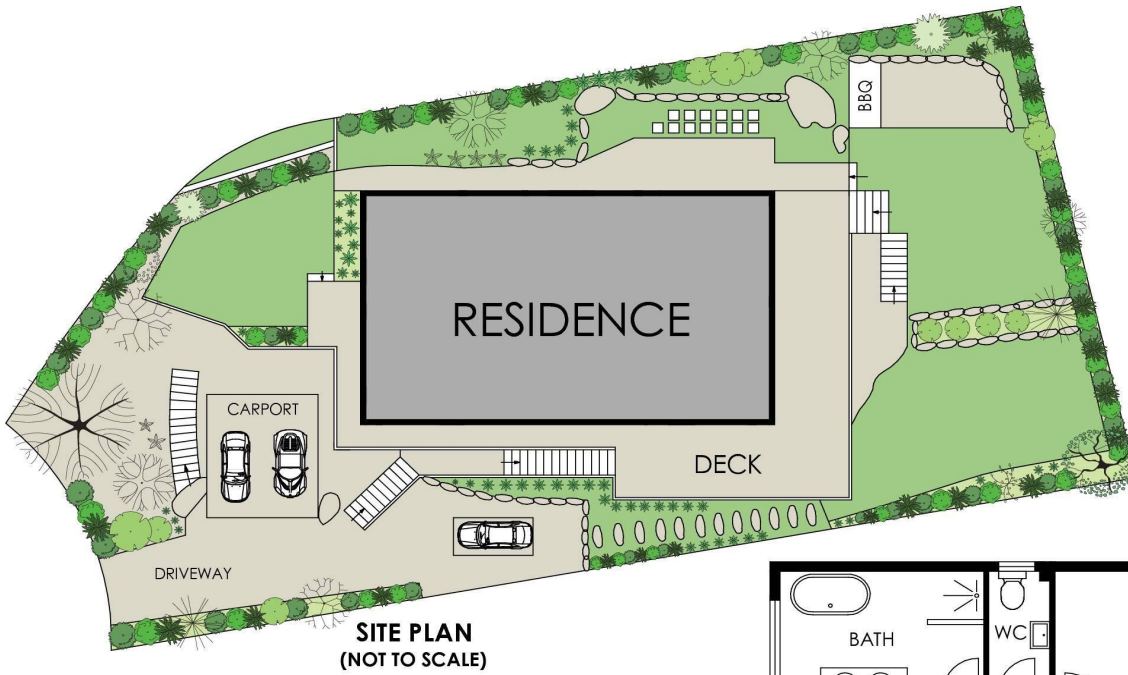
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APPROX. INTERNAL AREA = 229 m²
 APPROX. EXTERNAL AREA = 69 m²
 TOTAL = 298 m²
 LAND SIZE = 892 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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