



92 Avalon Parade, Avalon Beach

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Private Family Oasis, Pool, Separate Studio, Steps to the Village

FOR SALE

For Sale

AGENTS

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AGENCY

LJ Hooker Avalon Beach

(02) 9973 2999

When a home seamlessly blends the character of an original 1930s cottage with contemporary design, you know it's special. And this stunning Avalon Beach residence captures that balance perfectly: with sunlit spaces and a relaxed coastal vibe, it creates a calm sanctuary that honours its heritage while embracing a modern aesthetic.

Positioned on a prized, large north-facing level block, the property is surrounded by lush greenery —towering gums, manicured hedges, and tall palms create a private oasis, despite being just a short stroll from Avalon Village and Avalon Beach.

Inside, open-plan living flows seamlessly through bi-fold glass doors to a covered alfresco area overlooking landscaped gardens and a lap pool. Walls of glass and large windows create a light and airy feel, anchored by an impressive sandstone fireplace that rises to meet soaring 6-metre vaulted ceilings.

The home offers exceptional versatility, with four generous bedrooms (including a luxurious ground-floor master suite with an ensuite), plus

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 **LJ Hooker**

two additional rooms ideal for a study, music room, or creative space that suits your lifestyle. A two-storey garden studio adds even more flexibility, complete with a kitchenette, bathroom, and mezzanine bedroom —perfect for guests, teens, or a home office.

- Level 892 sqm block, short stroll to Avalon Village and Avalon Beach beach
- 4 bedrooms, all with built-in robes and ceiling fans, including a spacious ground-floor master with built-ins and en suite.
- Separate garden studio with bathroom and mezzanine bedroom
- North-facing open-plan living with seamless indoor/outdoor flow through bi-fold/sliding doors
- Covered alfresco entertaining area overlooking the garden
- Lush front and rear gardens with level lawn, surrounded by mature gum trees and palms, 12m lap pool with glass mosaic tiles and frameless glass fencing
- Sleek kitchen with Caesarstone, and a walk-in pantry, island bench, undermount stainless steel sink with gooseneck mixer tap, stainless steel gas oven and cooktop
- Timber flooring downstairs, carpet upstairs
- Original 8-foot wide sandstone fireplace and soaring vaulted ceilings
- Large utility/laundry room, ample storage, and flexible spaces for study or music room
- Double undercover carport, additional parking on driveway, plus additional off-street parking
- Moments from cafes, restaurants, schools, and bus routes to Manly and the city

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	WUGF58
Property Type	House
Land Area	892 m2
Including	Toilets (1)

Peter Robinson 0401 219 077

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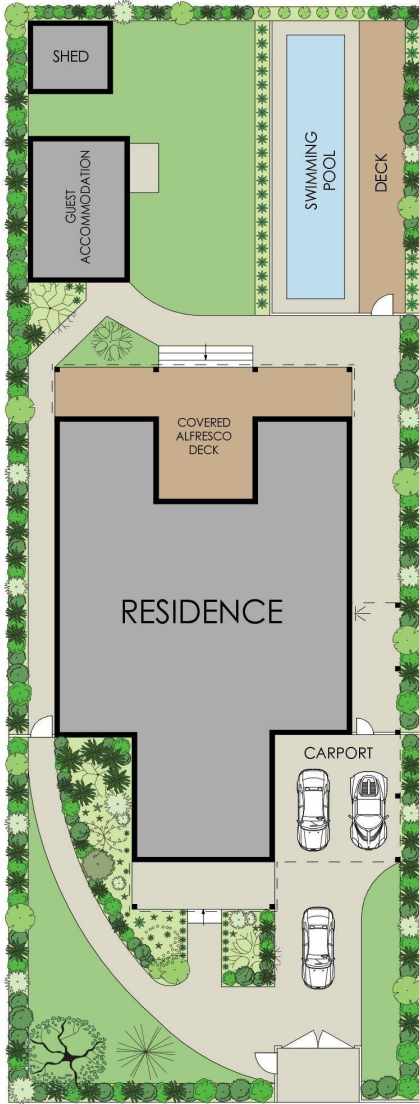
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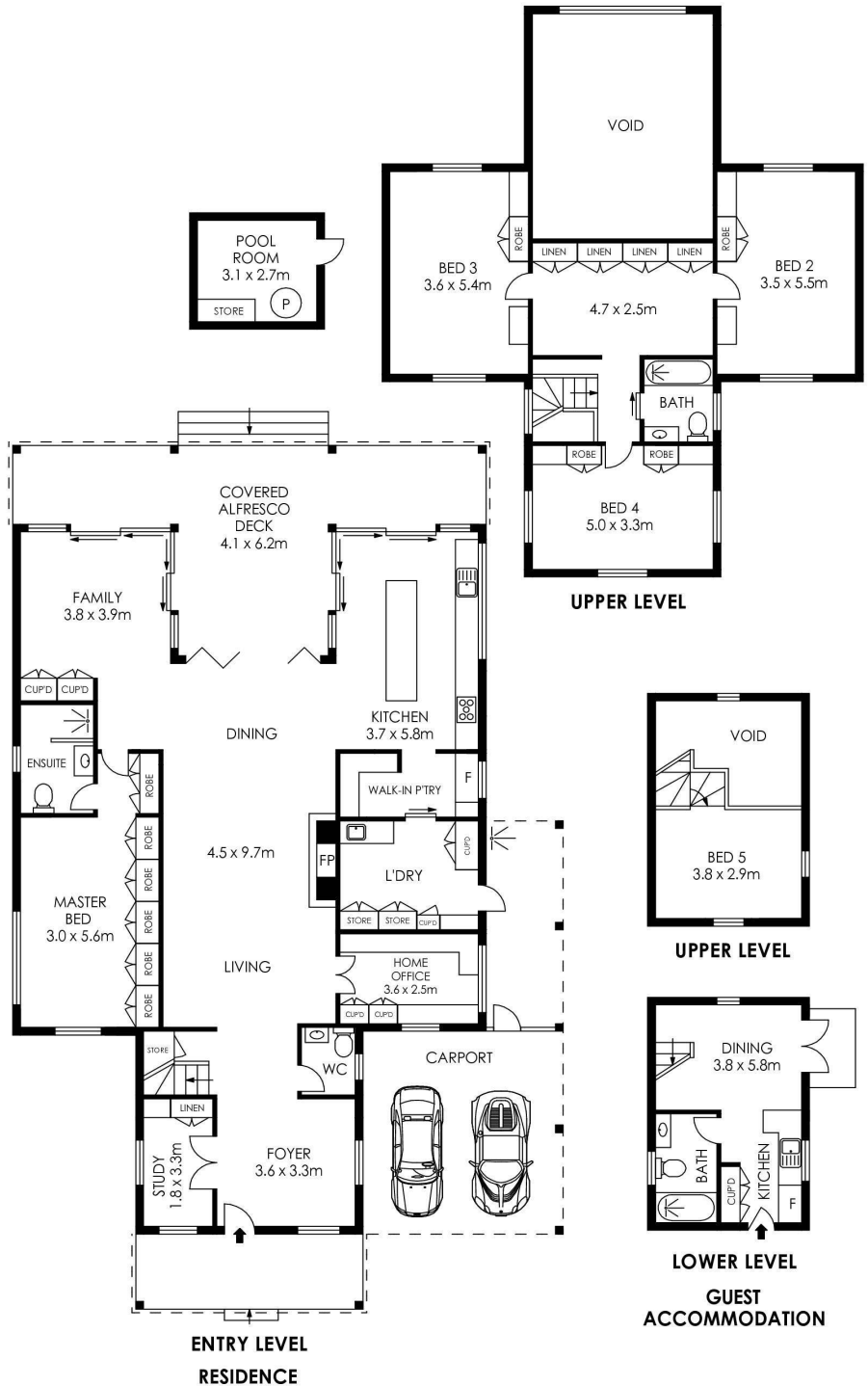
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SITE PLAN
(NOT TO SCALE)



APPROX. INTERNAL AREA = 286 m²
 APPROX. EXTERNAL AREA = 93 m²
 TOTAL = 379 m²
 LAND SIZE = 891.6 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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