



98 Avalon Parade, Avalon Beach

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'The Cottage' - Charming Retreat Footsteps from Avalon Village

Nestled beneath the vibrant bloom of a jacaranda in the warmer months and framed by mature tropical palms and gums, this delightful home perfectly balances village convenience, privacy, and relaxed coastal living.

Set on a leafy street, this solid brick home offers a seamless single-level layout and a sun-drenched, level front lawn. Bathed in natural light, the interiors showcase elegant bay windows, warm timber-look flooring, and a spacious open-plan kitchen and dining area that flows effortlessly to a timber deck overlooking the leafy garden, perfect for alfresco entertaining. A separate living zone offers a quiet retreat, while the expansive, fully fenced rear lawn provides a haven for children, pets, and green thumbs alike.

Positioned on one of Avalon's most sought-after streets, this home offers easy access to bus routes and is just moments from Avalon Village, pristine surf beaches, Pittwater, and local schools —delivering the ultimate blend of convenience and a laid-back beachside lifestyle.

- Ideal for downsizers who love to host, as well as young, growing families
- Light-filled interiors with bay windows and timber-look flooring

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.

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Avalon Beach
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- Timber deck with ramp access for effortless outdoor entertaining
- Lush, landscaped gardens with level lawns offering privacy and tranquility
- Three bedrooms, including a main with built-ins and an ensuite
- Well-appointed main bathroom plus internal laundry
- Light-filled kitchen with gas cooktop, dishwasher, oven, ample storage, and large pantry
- The house features ducted air conditioning throughout and ceiling fan in the dining area
- Level walk to Avalon Village and short stroll to Avalon Beach, Clareville Beach, Paradise Beach, schools, and transport
- Single-lock-up garage, plus additional driveway and off-street parking

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	WU6F58
Property Type	House
Land Area	891 m2

Thomas Mackay 0429 236 879

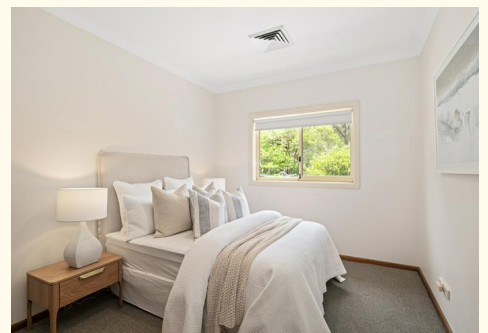
Director | Licensee in Charge | tom.mackay@ljhavalon.com.au

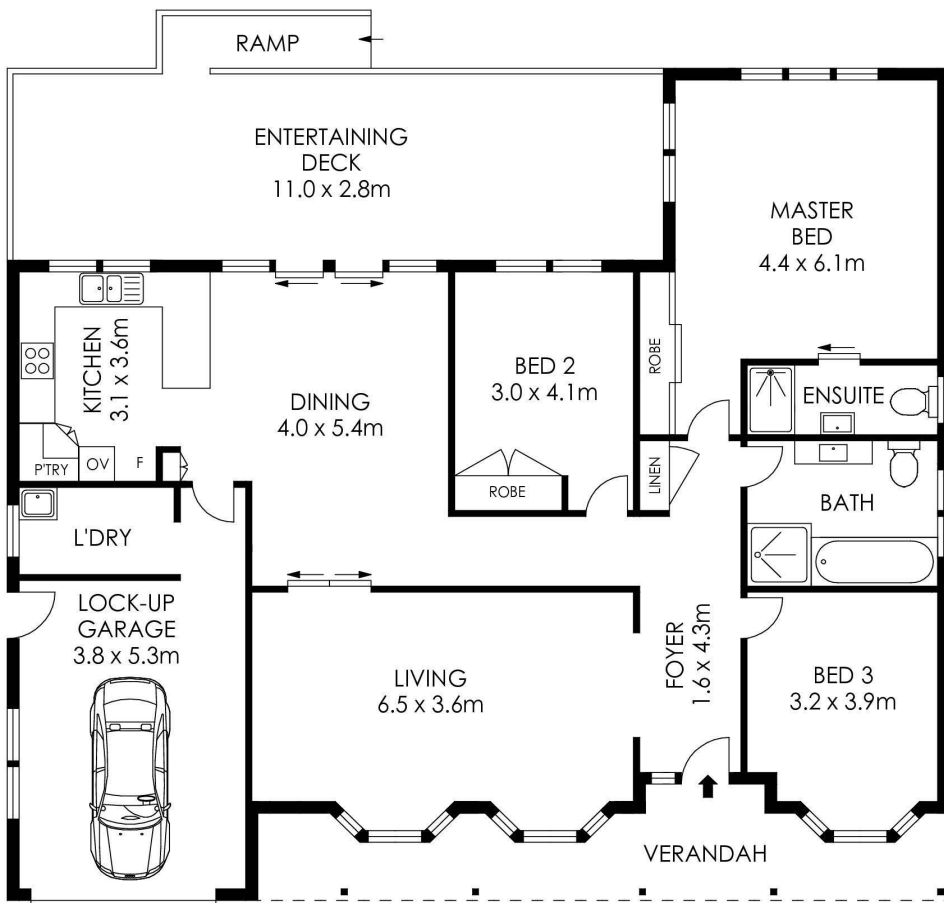
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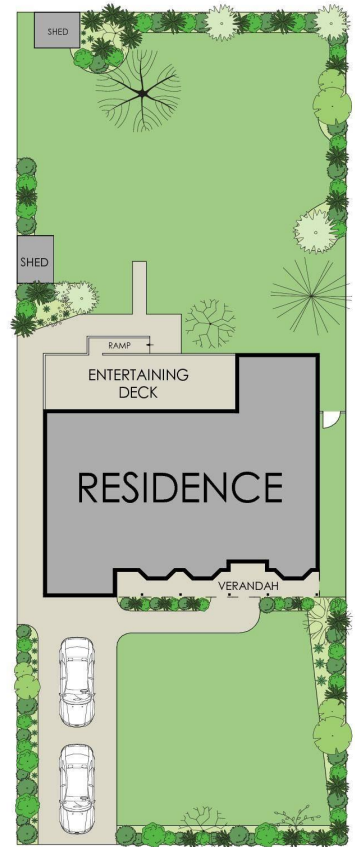
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GROUND LEVEL



SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA = 160 m²
 APPROX. EXTERNAL AREA = 56 m²
 TOTAL = 216 m²
 LAND SIZE = 891.6 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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