



2/91 Avalon Parade, Avalon Beach

Exclusive Freestanding Townhouse in the heart of Avalon

Set within an exclusive collection of just three, this beautifully renovated over-55s townhouse delivers an effortless coastal lifestyle only 400m from the heart of Avalon Village. Immaculately presented and filled with north easterly light, the home has been thoughtfully refreshed throughout, creating a turnkey retreat defined by comfort, quality and understated style.

Freshly painted interiors, sanded and polished hardwood floors, plush new carpet and ceiling fans in every room - including the covered outdoor entertaining area - enhance the home's relaxed ambience, while outdoor heating ensures year-round enjoyment of the alfresco spaces.

Generous living areas open seamlessly to a private courtyard and garden, inviting an easy indoor-outdoor flow perfectly suited to entertaining or quiet afternoons at home. Upstairs, three spacious bedrooms provide peaceful accommodation, including a superb oversized master suite with spa ensuite and its own balcony.

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FOR SALE

Price Guide: \$3m

VIEW

Sat 28th Feb @ 12:00PM - 12:30PM

AGENTS

Jonothan Gosselin
0488 011 870
jono.gosselin@ljhavalon.com.au

Angus Abrahams
0488 007 236
angus.abrahams@ljhavalon.com.au

AGENCY

LJ Hooker Avalon Beach
(02) 9973 2999

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.

 **LJ Hooker**

Positioned for ultimate convenience, it's an easy level walk to Avalon's vibrant village cafes, boutiques and restaurants, with the beach just moments beyond.

- Blue-chip walk-to-everything address just 400m to Avalon Village and moments to the beach
- Recently renovated throughout and presented in immaculate condition
- Light-filled interiors capturing a prized north-east aspect
- Choice of alfresco courtyards for all-season entertaining
- Level lawn and landscaped gardens
- Seamless indoor/outdoor connection via wide bi-fold doors
- Gourmet gas kitchen with stone and timber finishes, breakfast bar
- Three generous bedrooms with built-in robes one includes a fitted study desk
- Master retreat with spa ensuite, extensive robes and private balcony
- Stylish bathrooms, internal laundry and hardwood timber floors
- Air conditioning, electric fireplace, plus gas bayonet and instantaneous gas hot water
- Two secure basement car spaces with level lift access
- Boutique collection of only three residences (over-55s community)

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 WX1F58
Property Type Townhouse
House Size 290 m2

Jonothan Gosselin 0488 011 870

Licensed Real Estate Agent | jono.gosselin@ljhavalon.com.au

Angus Abrahams 0488 007 236

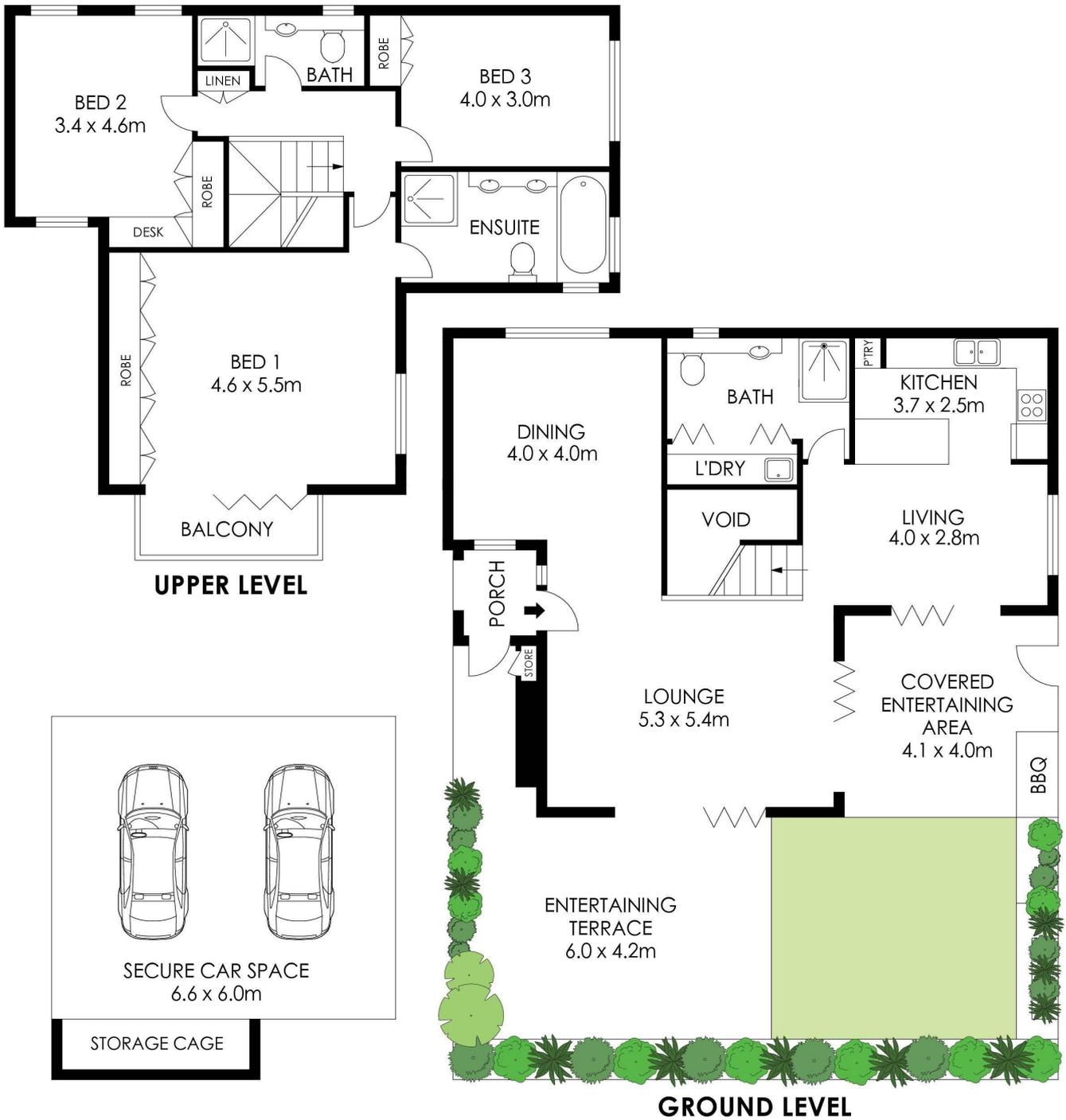
Licensed Real Estate Agent | angus.abrahams@ljhavalon.com.au

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64 Old Barrenjoey Road, AVALON BEACH NSW 2107

avalonbeach.ljhooker.com.au | avalonbeach@ljhooker.com.au





APPROX. INTERNAL AREA = 160 m²
 APPROX. EXTERNAL AREA = 77 m²
 TOTAL = 237 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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