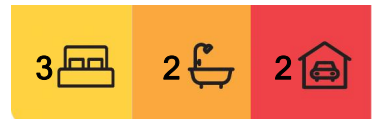




Avalon Beach, 4C Dress Circle Road

North Facing, Down-Sizer in Prime Avalon Setting



Find your perfect retreat in this delightful house-sized townhome nestled in an idyllic setting surrounded by greenery. Facing north and bathed in all day sunshine, the highly functional layout features three upstairs bedrooms, while downstairs is dedicated to living, relaxing and gathering. The interiors open to an all-weather entertainers deck, level lawn and established gardens and flourishing citrus trees. This welcoming home provides easy family living ensuring your haven is not just serene but also effortlessly manageable for everyday enjoyment. It is ideally located with easy pathway access to Avalon Public School, village heart and a little further to the beach.

For Sale
For Sale: \$2,095,000

View
ljhooker.com.au/V88F58

Contact
Thomas Mackay
0429 236 879
tom.mackay@ljhooker.com.au
Tina Friend
0499 154 655
tina.friend@ljhavalon.com.au

- One of only two townhomes, a delightful home brimming light
- Superbly located, transforms everyday living into a dream
- Separate living and dining area seamlessly connect to backyard
- Indoor/outdoor flow for effortless entertaining and relaxation
- Functional kitchen with stainless steel Smeg gas cooktop and meals bar



LJ Hooker Avalon Beach
(02) 9973 2999

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.

- Three bedrooms with built ins, master with walk in robe and ensuite
- Well-presented bathrooms, functional laundry, ample storage options
- Reverse cycle air-conditioning throughout, ample storage options
- Large entertainers deck with vergola for year-round alfresco dining
- Auto lock up garage with easy internal access
- Walk shops, cafes, dining, boutiques, buses and close to Pittwater

More About this Property

Property ID	V88F58
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport

Thomas Mackay 0429 236 879

Principal | Licensee in Charge | tom.mackay@ljhooker.com.au

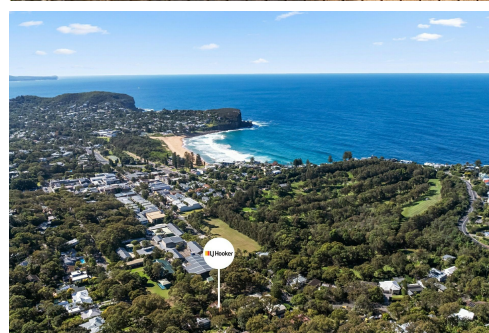
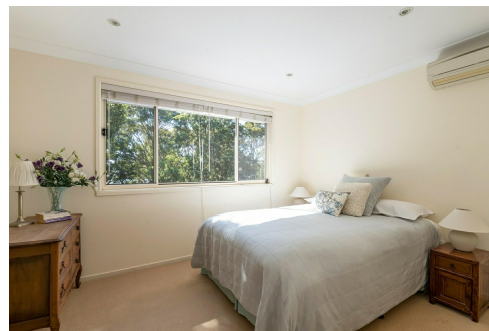
Tina Friend 0499 154 655

Sales Associate | tina.friend@ljhavalon.com.au

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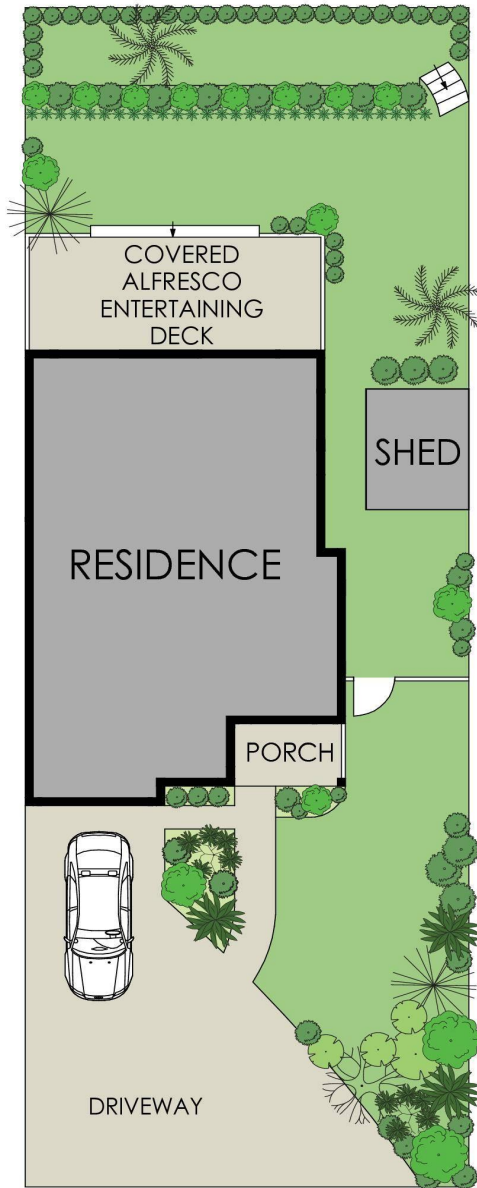
64 Old Barrenjoey Road, AVALON BEACH NSW 2107

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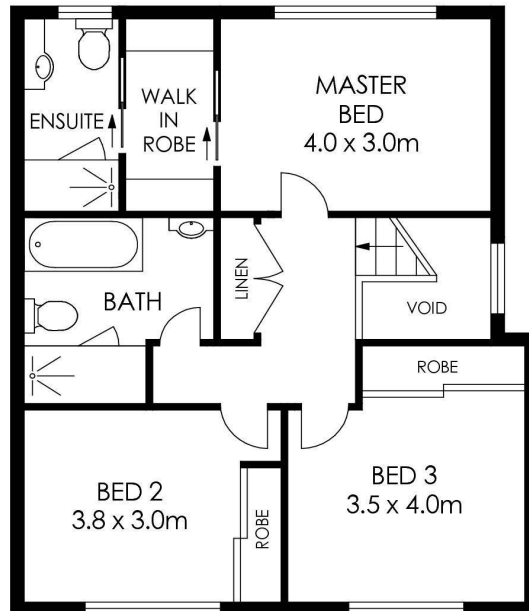


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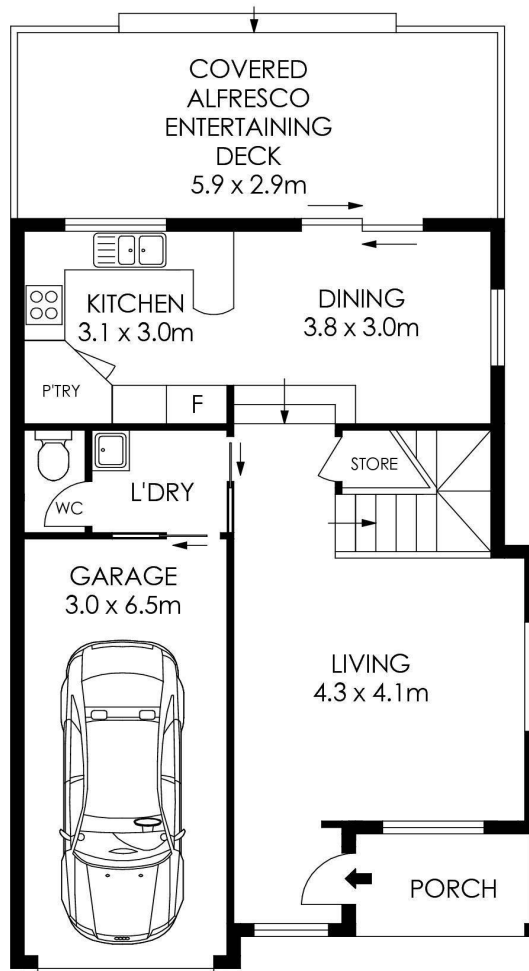
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SITE PLAN
(NOT TO SCALE)



FIRST FLOOR



GROUND FLOOR



APPROX. INTERNAL AREA = 139 m²
 APPROX. EXTERNAL AREA = 25 m²
 TOTAL = 164 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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