



8/63-65 Central Road, Avalon Beach

Immaculate Over 55's Living, an Easy Walk to Avalon Village & Beach

Positioned in one of Avalon's most desirable streets, this beautifully presented residence combines a sunny north-facing aspect, generous proportions and exceptional convenience, just moments from Avalon Village and the beach. Set on the first floor of a tightly held over 55's building, the apartment has been stylishly renovated throughout, creating an easy, low-maintenance home with a relaxed coastal feel. A direct level pathway from the rear of the building leads straight into the village, while nearby transport, secure parking and lift access make day-to-day living wonderfully effortless.

- Sun-filled due north aspect with a large covered entertaining terrace and leafy outlook, perfect for year-round outdoor living
- Spacious open plan living and dining areas with timber flooring and an easy connection to the terrace
- Contemporary stone kitchen finished with quality appliances, excellent storage and generous preparation space
- Two oversized bedrooms with mirrored built-in robes; master with ensuite and direct terrace access
- Versatile third bedroom ideal as a home office, media room or additional guest accommodation

3 2 2

FOR SALE
EOI Guide \$2.1m

VIEW
Wed 30th Sep @ 10:45AM - 11:15AM

AGENTS
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AGENCY
LJ Hooker Avalon Beach
(02) 9973 2999

All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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- Stylish bathrooms with underfloor heating plus a separate internal laundry
- Fully ducted reverse-cycle air conditioning for year-round comfort
- Two secure side by side car spaces, private lock-up storage room, intercom entry and lift access
- " Direct, level pedestrian access from the building into Avalon Village, with the beach, cafés, shops and transport all within an easy stroll.

Offering the space and comfort of a home without the upkeep, this is an outstanding downsizing opportunity in a wonderfully convenient Avalon setting. Immaculately finished, beautifully sunny and exceptionally easy to live in, it delivers the relaxed coastal lifestyle Avalon is renowned for.

Disclaimer:

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MORE DETAILS

Property ID X62F58
Property Type Unit

Jonathan Gosselin 0488 011 870

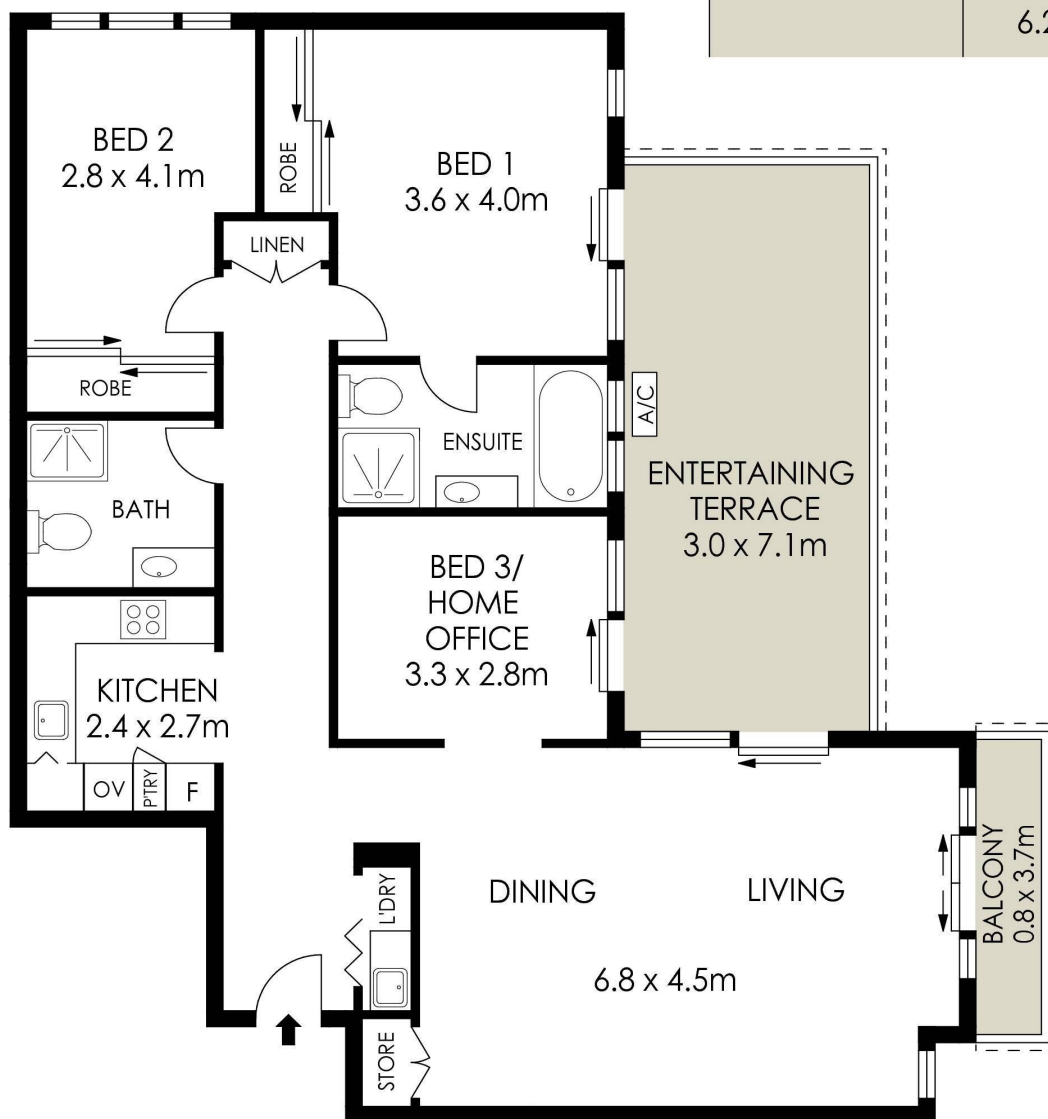
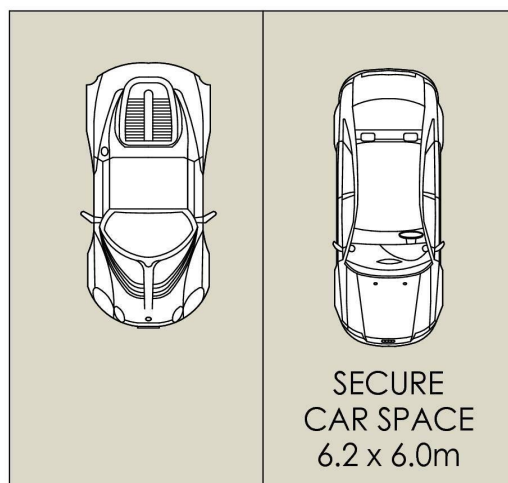
Licensed Real Estate Agent | jono.gosselin@ljhavalon.com.au

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LOCK UP
STORAGE
2.6 x 1.0m



LEVEL ONE

APPROX. INTERNAL AREA = 106 m²
APPROX. EXTERNAL AREA = 61 m²
TOTAL = 167 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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