



1/10 Cape Three Points Road, Avoca Beach

## House-Sized Living Just 400m to Avoca Beach - Rare Opportunity

If you've been searching for a home in Avoca Beach but don't want the upkeep, this is the one that changes everything - one of the largest townhouses you'll find this close to the beach.

Positioned just moments from the sand, cafes and vibrant coastal lifestyle, this oversized townhouse delivers the space, feel and flexibility of a freestanding home without the maintenance.

Set within a boutique complex, the home immediately impresses with its generous proportions, light filled interiors and seamless indoor-outdoor flow. Open plan living and dining connect effortlessly to a large alfresco terrace, elevated to capture tranquil lake, bush and valley views - the perfect setting for entertaining or simply unwinding.

This is not your typical townhouse.

The scale, layout and versatility genuinely rival a house, making it an ideal option for downsizers, weekenders or buyers wanting a premium coastal lifestyle without compromise.

The master suite is a true retreat, complete with walk in robe, ensuite

3 2 2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker East Gosford  
(02) 4322 5522

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



and its own sense of privacy, while two additional bedrooms are generously sized and well appointed. A modern kitchen with stone benchtops and breakfast bar sits at the heart of the home, designed for both everyday living and entertaining.

A rare highlight is the oversized double garage with internal access, complemented by a separate home office / additional storage - perfect for those working remotely or needing extra flexibility.

All of this, just an easy stroll to the beach, local cafes and restaurants, delivering the ultimate relaxed coastal lifestyle.

#### Key Features:

- House like proportions in a boutique complex
- Light filled open plan living and dining
- Expansive alfresco terrace with elevated outlook
- Modern kitchen with stone benchtops & breakfast bar
- Three generous bedrooms, master with ensuite & walk-in robe
- Large double garage with internal access
- Separate home office / additional storage space
- Approx. 400m walk to beach, cafes & shops
- Ideal for downsizers, weekenders or low maintenance living

#### Lifestyle

Enjoy the best of coastal living in one of the Central Coast's most sought after beachside suburbs. Morning swims, coffee by the water and relaxed evenings at local restaurants are all just moments from your door.

Opportunities like this are rarely available and highly sought after.

Contact Scott Phillips today on 0419 290 030 to discuss further - this one will not last.

Strata Levies: \$1,812.50pq approx.

Council Rates: \$1,576.55pa approx.

Water Rates: \$1,074.29pa approx. + usage

#### MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 88MGQR             |
| Property Type | Townhouse          |
| Including     | Ensuite            |
|               | Dishwasher         |
|               | Built-in-Robes     |
|               | Breakfast bar      |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |
|               | Close to beach     |

**Scott Phillips 0419 290 030**

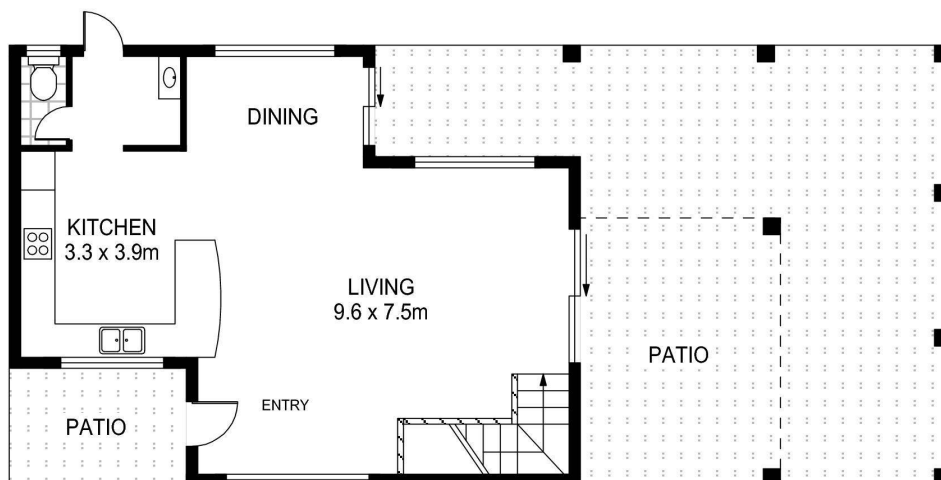
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**LJ Hooker East Gosford (02) 4322 5522**

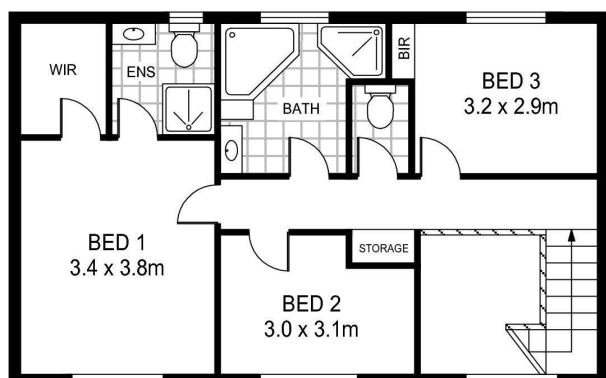
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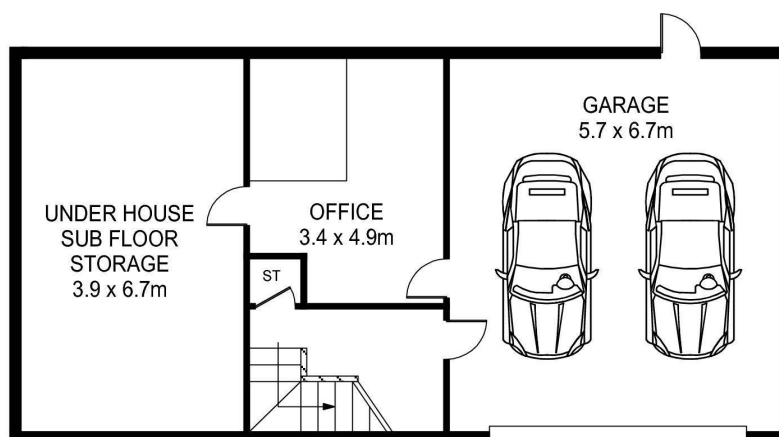
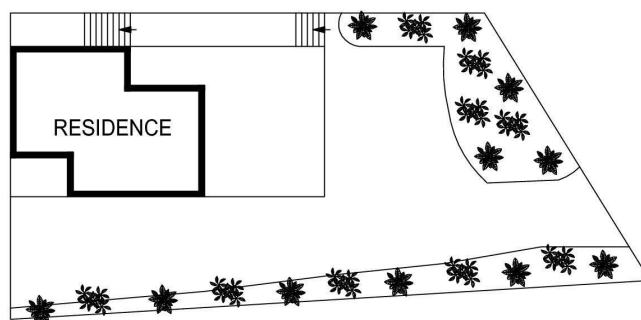




**MIDDLE LEVEL**



**TOP LEVEL**



**LOWER LEVEL**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 176m<sup>2</sup>  
GARAGE : 38m<sup>2</sup>

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