16 Bellevue Crescent, North Avoca

Charming Coastal Cottage Retreat

Tucked away in one of the Central Coast's most tightly held pockets, this charming coastal cottage offers a rare blend of character, privacy and lifestyle in the heart of North Avoca.

Beautifully maintained and thoughtfully updated, the home retains its original charm with warm timber floors and inviting, light-filled interiors. Surrounded by lush bushland, it enjoys a peaceful treetop outlook and complete privacy- a true sanctuary where the bush meets the beach.

Designed for flexible living, the lower level features a spacious bedroom, bathroom and additional living area, ideal as a private teen retreat, guest accommodation or work-from-home space.

Whether you're seeking a relaxed weekender, a permanent sea change or an investment in a highly sought-after beachside suburb, this property delivers effortless coastal living with scope to further personalise if desired.

Just a 15-minute stroll to the sand and surf, and close to local cafés, schools and amenities, this is your opportunity to secure a slice of North Avoca's laid-back lifestyle.

3 2 2

FOR SALE
1190000

AGENTS

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Interested parties must rely solely on their own enquiries.

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Key features

- Charming two-storey cottage style home nestled in the bush and just moments from the beach
- 3 generous bedrooms, all with built-in robes
- Versatile lower level with bedroom, bathroom and living area-ideal teen or guest retreat
- Beautiful timber flooring throughout and light-filled interiors
- Charming cottage-style kitchen with timber benchtops, gas cooktop and dishwasher
- Covered entertaining deck with dual access from kitchen and living area.
- 2 spacious bathrooms with original fixtures
- Large laundry with ample storage space
- Ceiling fans throughout and gas connection for heater
- Double carport as well as off-street parking
- Established, low-maintenance gardens and peaceful bush setting with stunning treetop outlook and total privacy
- 15-minute walk to North Avoca Beach. 10-minute drive to Erina Fair shopping centre and 20 minutes to Gosford Train Station and M1 freeway to Sydney and Newcastle

Rates
Council $2,353.74 Per annum
Water $1,185.08 Per annum

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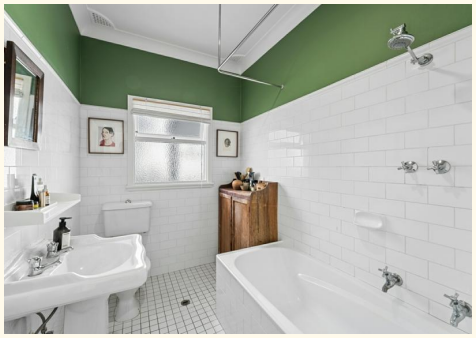
MORE DETAILS

Property ID	1HXGGC1
Property Type	House
House Size	146 m2
Land Area	815.7 m2
Including	Toilets (2)
	Built-in-Robes
	Carport
	Close to Schools
	Close to Shops
	Close to Transport
	Gas
	Internal Laundry
	Storage



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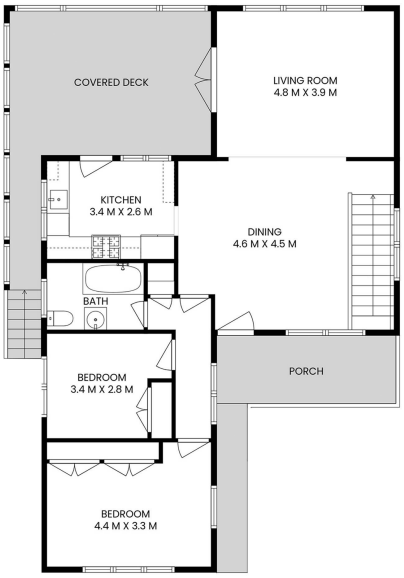
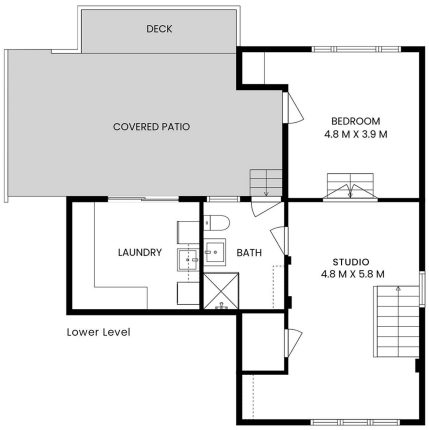
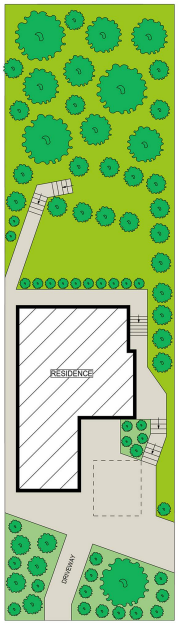


Entry Level



Lower Level



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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Internal: 146sqm
External: 109sqm

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