

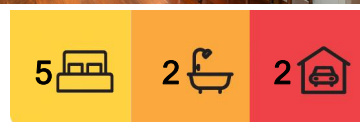
## Willoughby, 2A First Avenue

### Golden Opportunity - Prime 30m Frontage

Auction Location: On-site

Occupying a prime position on Willoughby's highly desirable east side, this charming single level brick home is surrounded by private leafy gardens in a tightly held locale. Situated on a level 610sqm parcel, this classic residence provides the perfect foundation for both comfortable living and future expansion.

Beautifully presented offering a rare and versatile lifestyle opportunity that will be suited to many families alike, this delightful residence affords an east to west orientation with plenty of sunlight throughout the home. Its thoughtful layout provides multiple living zones, generous bedrooms, and effortless indoor-outdoor flow to a private, sun-drenched garden. Whether you're upsizing, downsizing, or simply seeking a home that caters to relaxed family living, this unique offering delivers space, style, and a coveted community atmosphere.



**Auction**  
Sat 12th Jul @ 3:00PM

**View**  
By Appointment

**Contact**  
**Marco Cimino**  
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**LJ Hooker Mona Vale**  
**(02) 9979 8000**



- \* Single level 610sqm parcel on 'The Avenues' highly regarded east side
- \* Open plan concept with multiple living/dining zones, catering to formal and informal entertaining
- \* Effortless indoor/outdoor connection to the under cover entertainers deck, with room for all the family, this wonderful space enjoys a sunny northerly aspect and plenty of privacy. Easy access to the wrap around garden, secure and perfect for kids and pets to enjoy year round
- \* The immaculate kitchen is centred in the heart of the home with island bar for casual meals. Stone bench tops, quality appliances and induction cooking
- \* Five spacious bedrooms, most appointed with built in robes. Master suite with walk in robe and private ensuite
- \* Well-kept family bathroom with bath and additional w/c to service guests
- \* Internal laundry, air conditioning and gas bayonets
- \* Double carport with storage

Willoughby East offers a harmonious blend of suburban charm and urban accessibility. Situated just 9km to Sydney CBD, it offers easy access to public transport and necessary lifestyle amenities. A short drive to Chatswood, Northbridge and Artarman shopping precincts, local cafes and restaurants. Nearby Willoughby Park, Willis Park and Willoughby Leisure Centre.

Willoughby Girls High School - 600m  
 Willoughby Public School - 590m  
 St Thomas Catholic College - 830m  
 St Pius X College - 2.31km

Disclaimer:  
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## More About this Property

Property ID	2W27F6K
Property Type	House
Land Area	610 m2

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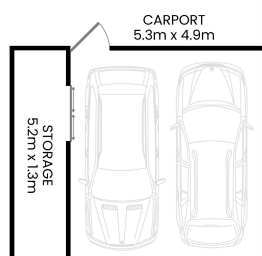


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## Willoughby East 2A First Avenue



**SITE PLAN**



**FLOOR PLAN**

INTERNAL AREA 178m<sup>2</sup> APPROX.  
DECK AREA 27m<sup>2</sup> APPROX.  
PARKING & STORAGE AREA 33m<sup>2</sup> APPROX.

TOTAL AREA 238m<sup>2</sup> APPROX.

0 1 2 3 4 5  
SCALE (METRES)



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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