



Wollongbar, 1/44 Avalon Avenue

Price Guide - \$770,000 - \$800,000

Immaculate Duplex

This sophisticated near-new duplex home, built in 2021, is a blend of style and functionality.

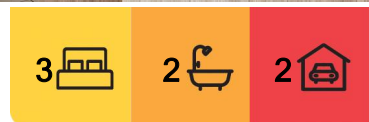
Step into comfort through the formal entrance that leads down a few stairs to the heart of the home open-plan design, effortlessly connecting the tiled kitchen, dining, and lounge areas.

Prepare meals with ease in the well-equipped kitchen, complete with ample bench space, stone countertops, and modern appliances including a dishwasher and electric cooktop.

The air-conditioned dining and lounge area flow outside to the covered patio.

The carpeted main bedroom enjoys a walk-in robe, ensuite and air conditioning —a cosy haven for unwinding after a long day. Two additional carpeted bedrooms with built-in robes, and ceiling fans provide comfortable retreats for children or guests. The main bathroom with bath, toilet and shower is shared for added convenience.

Bathed in natural light streaming through the north-facing patio, this inviting space is



For Sale

\$770,000 - \$790,000

View

ljhooker.com.au/16GWF55

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

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perfect for family gatherings and entertaining guests. While the expansive yard with freshly laid turf is a blank canvas awaiting the creative touch of a keen gardener.

- Air-conditioned open plan living
- Stone benchtop kitchen, with dishwasher, electric appliances
- Main bedroom with air conditioning, ensuite + walk in robe
- 2 extra carpeted bedroom with built in robes + ceiling fans
- Main bathroom, with bath, shower, and toilet
- Double remote-control garage with internal laundry

Embrace the close-knit community of Alstonville/Wollongbar, 37km drive to Byron Bay's iconic beaches, 21km to Lennox Head's surf breaks, and 21.8 km to Ballina Byron Gateway Airport.

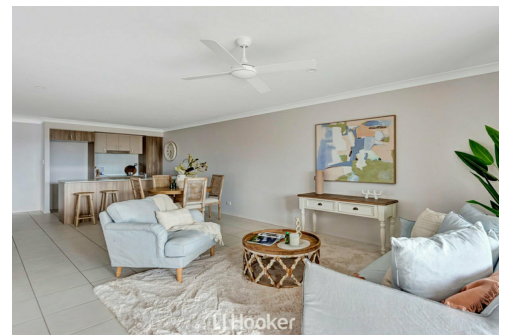
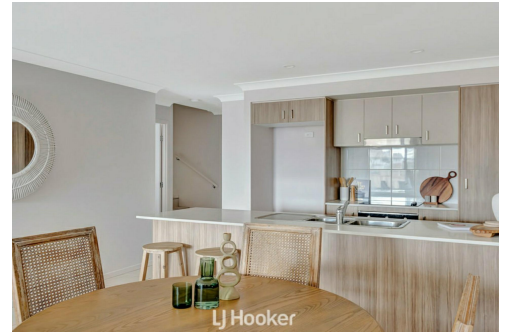
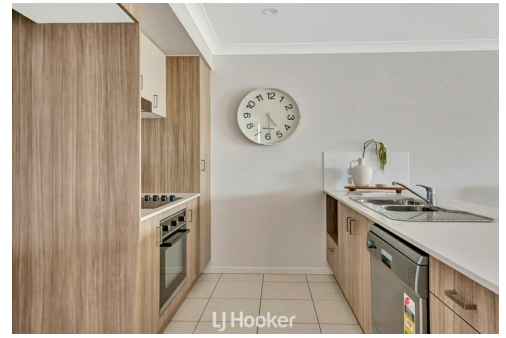
Please feel welcome to inspect privately or at an open home with exclusive agent Gabrielle Thompson.

More About this Property

Property ID	16GWF55
Property Type	DuplexSemi-detached
Including	Air Conditioning Toilets (2) Fully Fenced

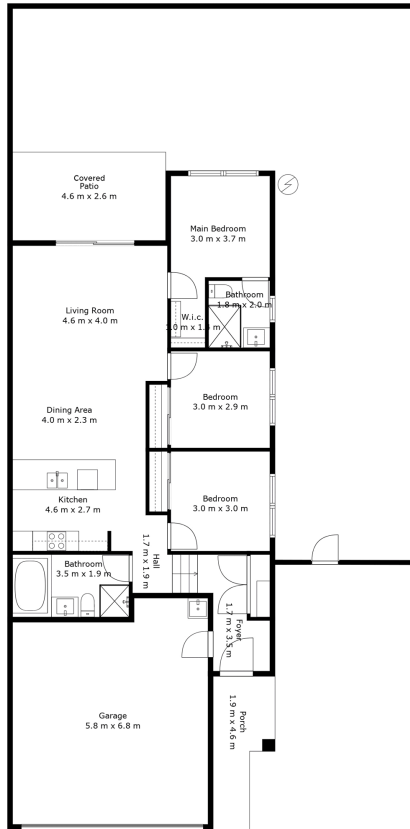
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Unit 1, 44 Avalon Avenue, Wollongbar

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.



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