

# 1/40 Avoca Drive, Avoca Beach, NSW 2251

## Unit For Sale

Friday, 26 January 2024

1/40 Avoca Drive, Avoca Beach, NSW 2251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$1,350,000 - \$1,450,000**

Recently renovated and located at the front of a boutique block of townhouses is this beachside stunner that offers a nice, open outlook with a northerly aspect. There are quite a few features that make 1/40 Avoca Drive a true standout. The first level offers a nice living area complete with sliding doors to the balcony and access to the courtyard and patio. On this level you will also find the brand new kitchen complete with stone benchtops, modern appliances, breakfast bar and ample storage. The dining area is located adjacent to the kitchen with access to a second balcony. The upper level is where you will find the main bedroom, complete with ensuite and balcony which catches glimpses of the sand. There are an additional two bedrooms as well as the main bathroom. The ground level comprises of an oversized tandem garage with plenty of space for parking and storage. Why you'll love this property: \* This unique property has not one, but two sunny enclosed patios/courtyard areas \* There are two separate entry points. One takes you from the courtyard into the living area level and the second is adjacent to the tandem garage \* It is the first in the block of tightly held townhouses offering a nice outlook and sense of space \* Freshly renovated and move-in ready \* Brand new kitchen with modern appliances \* Easy access \* Located adjacent to coastal bush reserve \* Only 300 metres to the beach, Surf Club, Avoca Beach Picture Theatre as well as restaurants, shops and cafes For additional information or to book a private inspection, please contact Kathleen on 0452 479 202. Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.