

**1/67 Therry Street, Avalon Beach, NSW 2107**

**Cunninghams**

**House For Sale**

Thursday, 13 June 2024

1/67 Therry Street, Avalon Beach, NSW 2107

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jonathan Fletcher  
0424053355



Stephanie Watts  
0404728401

## Auction

FIND. Located in a sought-after cul-de-sac setting popular with families, this immaculate home offers the perfect opportunity to "right-size" into spacious, low-maintenance living while enjoying the premium Avalon lifestyle. Immerse yourself in lush tropical surrounds, stroll to nearby Careel Bay, and access Avalon's stunning beach and village with ease. LOVE. This generously proportioned home is a natural entertainer, with an abundance of bright open-plan living space that flows seamlessly onto a generous deck, perfect for hosting friends and family or simply enjoying the overwhelming tranquility. Ideal for growing families and downsizers alike, this beautifully presented home offers ample space, privacy, and the benefits of a free-standing home, with the added convenience of low maintenance.- Generous free-flowing living zone with a defined dining area- Seamless flow to an extra-wide open deck for alfresco entertaining- Contemporary stone kitchen with island bench and Smeg oven- Easy-care floorboards and reverse-cycle air-conditioning in living areas- Master bedroom with en-suite shower and built-in wardrobes- Three additional bedrooms with built-ins and ceiling fans- Ducted heating and cooling in all four bedrooms- Enjoy lush leafy outlooks from the upstairs bedrooms- Chic family bathroom with bath and overhead shower- Downstairs WC, under-stairs storage, and internal laundry- External laundry room and generous under-house storage A double carport provides off-street parking for two cars LIVE. This highly sought-after location appeals to families because of the relaxed lifestyle it offers and the tight-knit community that will welcome you in. With cafes, bus stops, and Avalon Village just a short distance away, convenience is at your fingertips. Careel Bay is a brief stroll away, offering stunning natural reserves, while Avalon Beach and the vibrant, suave village are close by. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$417.50 pq Size: Approx 421sqm ABOUT THE AREA Local Transport:- L90 bus to city and Westfield Warringah Mall Shopping & Dining:- Avalon Beach Village shops and cafes- North Avalon Shops- United Cinemas Avalon Beach Schools:- Avalon Public School- Barrenjoey High School- Maria Regina Catholic Primary School WHAT OWNER LOVES - We love the family-friendly cul-de-sac and being close to Careel Bay for walks and enjoying nature.- The practical and functional floorplan makes family life and entertaining a breeze.- We adore the Avalon community and village - it offers such a great lifestyle and welcoming feel. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling