

116 Cabarita Road, Avalon Beach, NSW 2107

Cunninghams

House For Sale

Saturday, 18 November 2023

116 Cabarita Road, Avalon Beach, NSW 2107

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 727 m2

Type: House



Jonathan Fletcher
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Auction

FIND. Positioned in one of Avalon's most exclusive enclaves, this luxurious dual-level residence soaks up stunning views of Careel Bay and seamlessly blends fresh coastal elegance with abundant living and entertaining spaces. Complete with a pool, and uninterrupted views of Pittwater, this remarkable residence embodies the epitome of a sophisticated Northern Beaches lifestyle, just footsteps from the Careel Bay marina.

LOVE. Newly renovated and nestled in lush gardens, this home offers panoramic water views from open plan living areas on both levels. The heart of the home is a brand-new shaker-style kitchen with an oversized stone island, integrated Bosch appliances, and a farmhouse sink. Wall-to-wall glass doors seamlessly connect the interiors with sparkling bay scenes. Downstairs, a parents' retreat includes more living space, a sunlit poolside terrace, a pool, and a spacious master bedroom with a walk-in robe and ensuite.

- Spectacular free-flowing spaces oriented to enjoy expansive Careel Bay views.- Four bedrooms and three bathrooms.- Brand new shaker-style kitchen with stone island, double farmhouse sink, integrated Bosch appliances, induction stovetop, soft-closing cabinets, and brushed brass tapware.- Oversized, north-facing covered terraces on both levels offer stunning waterfront entertainment, complete with a BBQ area and a pool.- Master retreat flows onto the terrace, leading to a brand new large en-suite bathroom and walk-in robe.- Renovated master suite ensuite with a double vanity, freestanding bath, brushed brass fixtures, and a walk-in oversized dual shower.- Three additional upstairs bedrooms, one with an en-suite, all equipped with air conditioning and plush carpet.- Freshly sanded blackbutt floorboards throughout and New Zealand wool carpet in the bedrooms.- Hidden European laundry, gas fireplace, and ducted air conditioning throughout.- Dual access with entry from Cabarita Road and a double lock-up garage below accessed from George Street.- Double lock-up garage with an automatic door.- Established Frangipani and Pandanus trees, as well as landscaped garden beds.

LIVE. Quiet, serene and a lazy stroll from Careel Bay Marina, this private locale offers a secluded and peaceful existence yet still outstanding access to Avalon Village, where there's a flourishing community of boutique shops and dining offerings. Also within close proximity are beaches, schools and stunning coastal walks, including the iconic lighthouse walk at Palm Beach.

RATES/SIZE: Water rates: Approx \$173.20 pq Council rates: Approx \$534 pq Size: Total Approx 727 sqm

ABOUT THE AREA Local Transport:- L90 bus to city, Westfields Warringah Mall Shopping:- Clareville shops- Avalon Village- United Cinema Avalon- Palm Beach Schools:- Avalon Public School- Maria Regina Catholic Primary School- Barrenjoey High School

WHAT OWNER LOVES.- The breathtaking views are so lovely, you always feel connected to the water from every space in the home.- The relaxing routine of strolling down to Careel Bay Marina for morning coffee, followed by beach walks or onto Avalon Village.- It is a peaceful home and private, and the new kitchen is beautiful.

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