

**13 Ficus Avenue, Avoca Beach, NSW 2251**

**McGrath**

**House For Sale**

Monday, 15 April 2024

13 Ficus Avenue, Avoca Beach, NSW 2251

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 986 m2**

**Type: House**



Mat Steinwede  
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Nathan Baker  
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## Auction

An exquisitely crafted entertainer with direct access to Avoca Lake and Beach, this Hamptons style designer home located in the coveted Ficus Avenue offers the pinnacle of luxurious beachside living. It embraces gorgeous lagoon and ocean views, perfect north aspect and huge manicured parcel of land. All this with the iconic Avoca Beach on your doorstep.- Stunning interior showcases oak floors and vaulted ceilings- Flexible layout presents choice of living and dining areas- Entertaining deck reveals outdoor kitchen and access to pool- Spacious sunlit backyard includes private gate to lagoon/beach- Stone kitchen delivers Miele appliances and butlers' pantry- Three double bedrooms, expansive decked balcony to main suite- Four family bathrooms have marble finishes and heated rails- Ducted air conditioning, two gas fireplaces for year-round comfort- Wet bar with Vintec wine fridges, study/office, internal lift- Abundant storage, double garage plus off street parkingKEY DETAILS: Council Rates \$8,651pa Water Rates \$994pa