

**15 Toxteth Avenue, Austinmer, NSW 2515**



**House For Sale**

Tuesday, 7 May 2024

15 Toxteth Avenue, Austinmer, NSW 2515

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 904 m2**

**Type: House**



Darren Kay  
0242280888



Nicole Kay  
0242280888

## **Auction**

In a truly exclusive address just a stone's throw from both Austinmer beaches, this peaceful property is a rare find – flaunting a level north facing rear lawn with direct access to Glastonbury Gardens. It's the perfect place for a family to put down roots in this wonderful community, with a comfortable existing home boasting many quality features, and thrilling potential on offer for a luxury rebuild or redevelopment (STCA) with a generous 21.34m frontage. Enjoy the ultimate in prestige lifestyles on a near level coastal block, only 300 metres from Austinmer Public School and a short stroll from shops and Austi Beach Cafe.- Neat retreat in a prime locale – enjoy as is, or bring your own vision- Two lounges + dining, vast undercover alfresco, heated saltwater pool- Modern kitchen with stone benchtops overlooking the beautiful gardens- Family bathroom with tub plus shower; spacious full master suite- Ducted A/C and vacuum, solar power, double garage plus tandem carport- Sensational opportunity complete with ocean views ready to maximise- Leafy park and playground to rear, walk to village and Surf Club