

**2/16 The Crescent, Avalon Beach, NSW 2107**

**Townhouse For Sale**

Friday, 14 June 2024



2/16 The Crescent, Avalon Beach, NSW 2107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Townhouse**



Stephanie Hammond  
0283557955



Rose Warburton  
0283557955

**Bidding Guide: \$2,000,000**

Auction: Saturday July 6\*Entry via Edmund Hock Avenue\*Located in the heart of Avalon Village close to local schools, cafes, restaurants, public transport and the beach, this 3 bedroom, 2 bathroom townhouse home has been designed for comfort and stylish, easy care living. Bathed in natural light, there's a private terrace balcony off the master bedroom and a dedicated outdoor entertaining area off the main living area, that's surrounded by tropical gardens. This home is very practical, while offering a level of sophistication and serenity, that's a unique opportunity in the heart of Avalon village. Property Features include: \* 3 spacious bedrooms all with built-in wardrobes. \* Main bedroom with contemporary en-suite opening onto a sun-lit balcony. \* 2 deluxe bathrooms with modern fixtures including a free standing bath.\* Chef's kitchen with European appliances, gas cooking, stone bench-tops. \* Open plan living, dining & kitchen with polished black-butt floorboards.\* Ducted reverse cycle Air/con & gas log fireplace, for year-round comfort. \* Double lock up garage with ample storage and internal entry. \* Sunny front and rear courtyards with tropical gardens. \* Private entry off rear lane within a small security complex.This home is Ideal for downsizers, first home buyers and investors, searching for a home that's super convenient as well as stylish.Strata rates: \$2,100.00 p.qCouncil rates: \$1,615.91 p.aWater rates: \$171.41 p.q