

289 The Round Drive, Avoca Beach, NSW 2251



House For Sale

Friday, 24 May 2024

289 The Round Drive, Avoca Beach, NSW 2251

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1733 m2

Type: House



Ines Clarke

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Forthcoming Auction

Claiming an impressive 1,733sqm with a prized, lakefront setting, "Araluen" has been a much-loved family home for nearly five decades; zoned for R2 residential, it offers an exceptional opportunity for further development, given the scale of the holding and it's waterfront position. The home is sited near the centre of the property, well away from the road and immersed in rolling green lawns down to the shoreline. The single level layout has been immaculately maintained and updated several times over the years – it's lovely, comfortable and ready to move straight in. An idyllic weekend or fulltime residence, "Araluen" offers the new owners potential to renovate and expand the existing home, add a secondary dwelling or subdivide and further develop the lot (STCA).

- Highly desirable lakefront location on an expansive 1,733sqm parcel
- "Araluen" has been tightly-held by one family for nearly 50 years
- Single level with sheltered entertaining deck overlooking the waterfront
- Two distinct living areas plus an updated kitchen and bathroom
- Three bedrooms with built-in robes, extra w/c in laundry room
- Substantial workshop, ample parking for caravans, boat + trailers
- Reverse-cycle air con, 6,800 litre water tank, two garden sheds
- Zoned for R2 residential; excellent development potential (STCA)