

**35 Park Avenue, Avalon Beach, NSW 2107**



**Sold House**

Sunday, 26 May 2024

35 Park Avenue, Avalon Beach, NSW 2107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



Thomas Mackay  
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**\$2,450,000**

Step inside a bygone era of elegance and charm. This fabulously positioned property is the perfect family home with beautiful large living spaces that flow to outdoor entertaining decks overlooking lush greenery. You will absolutely love the easy level access to the home followed by a gently sloping garden to the art studio/office space. Set across two levels, enjoy an aspect that bathes sunlight throughout the day enhancing the warmth and ambience of the living spaces, this property boasts coastal charm, making it the quintessential sanctuary for those seeking tranquility and peace. It boasts further opportunity for your architectural creativity with potential to renovate and add their own elements to this artistic creation. The combustion fireplace, timber flooring, high ceiling, all adding to its character. - Convenient level entry carport for easy parking- Spacious open plan living area for versatile use- Four comfortable bedrooms with built in storage- Warm ambience provided by a charming combustion fireplace- Seperate Studio with the ability to be an artists retreat or home office- Close proximity to Avalon Beach, Village and public transport- Expansive 815 sqm approx