

# 49 Dolphin Crescent, Avalon Beach, NSW 2107

## House For Sale

Friday, 22 March 2024

49 Dolphin Crescent, Avalon Beach, NSW 2107

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 765 m2

Type: House



James Baker  
0299186700



Lyndall Barry  
0299186700

## **Auction Guide \$1,975,000**

Bordering Dolphin Park Reserve, this double-brick beauty has been lovingly maintained by one family over four generations. It's an exciting prospect for first home buyers with an affordable price point, a spacious single level layout and the opportunity to add significant value over time. Open plan, the interiors feature a fully updated kitchen with honed marble benchtops, a neat bathroom with separated facilities, plus an entertaining deck that's sheltered for year-round enjoyment. Boasting a rear north aspect on a 765sqm parcel with terraced lawns, fruit trees and vege gardens, it's just a short stroll to Careel Bay shops and local bus transport. - Claims one of North Avalon's most family-friendly pockets- Solid double-brick build joined by clean architectural lines- Open plan, single level layout boasts a rear north aspect- Smartly-finished island kitchen with honed marble benches,- Fisher & Paykel cooktop and oven plus servery to the deck- Delightful gardens boast lemon trees, cumquats and limes - Master bedroom with balcony and full length wardrobe- 2nd bedroom w/BIR; immaculate bathroom with separate w/c- Single garage and laundry with additional bathroom facilities- Good scope to add instant value with a few creative updatesDISCLAIMER: We have obtained the above information from sources we believe to be reliable and accurate, however, interested parties should rely upon their own enquiries and seek advice where necessary in respect of this property.KEY DETAILS:Council Rates \$1,948paWater Rates \$686pa