

# 51 Queens Avenue, Avalon Beach, NSW 2107

## House For Sale

Saturday, 18 November 2023

51 Queens Avenue, Avalon Beach, NSW 2107

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 689 m<sup>2</sup>

Type: House



James Baker  
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Lauren Garner  
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## **Auction Guide \$2,475,000**

Soaking up a sunny north aspect from a prime corner block, this beautiful beach house offers exceptional flexibility for its new owners. Behind the classic weatherboard façade are two council approved dwellings. The original three bedroom home joins up with a brand new two bedroom apartment with separate entrances for each. Ideal for multi-generational living, it's also an astute financial decision that's currently producing a substantial income stream. - Level 689sqm corner block with two dwellings on one title- Original beach house with three beds/two bath and study- French doors, timber floors, high ceilings, huge front deck- Sun-drenched rear patio, saltwater pool, modern gas kitchen- Bedrooms with BIRs plus parents retreat with additional lounge- New apartment is open plan with two bedrooms, one bath- Soaring, skylit ceilings frame fresh, contemporary interiors- Fenced in back for superb privacy between the two dwellings- Sandstone entertaining terrace, spacious and stylish open plan kitchen- Internal laundry with 2nd toilet, chic main bathroom, carspace, storage

DISCLAIMER: 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 \$2763pa Water Rates \$693pa