

**55 Queens Avenue, Avalon Beach, NSW 2107**

**BLAKE**

**Sold House**

Saturday, 19 August 2023

55 Queens Avenue, Avalon Beach, NSW 2107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 797 m2**

**Type: House**



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## Contact agent

Beautifully renovated and immaculately presented throughout, 55 Queens Avenue is dripping with street appeal and offers an ideal single level design. This very appealing home has an attractive dove-grey weatherboard facade, with white casement windows, stunning entrance portico with raked eaves, sandstone pillars and a beautiful backdrop of palms and gums. Add in the tranquil location and the perfect sunny northerly aspect and it is easy to see why this serene Careel Bay valley has become such a tightly-held neighbourhood.

- Easy driveway access to LUG
- Fully enclosed near-level rear garden – perfect for children and pets
- Stunning in-ground swimming pool
- 4 generous sized bedrooms, all with ceiling fans, 2 with BIR. Spacious Master bedroom is thoughtfully separated from the family bedroom wing, it has an ensuite bathroom and direct access to the garden & pool
- Multiple living rooms with aircon. Informal open plan living and kitchen enjoy views over the swimming pool and handy access to the undercover entertaining deck
- Spacious main living room with plantation shutters, taking full advantage of the sunny Northerly aspect
- Contemporary kitchen with oversized oven, gas hob, masses of storage and stone island bench
- Family bathroom, with full bath, freshly styled in neutral tones
- Large garden shed for storage or workshop
- Brilliant work from home office space – filled with natural light and a great view of the pool to watch the kids play while you work.
- Potential for second storey (STCA)

Current DA approved plans to extend if desired

- Walk to the Careel Bay waters' edge, tennis courts, playing fields. Only a few minutes by car to the thriving hub of Avalon Village, Avalon, Whale or Palm Beach. Popular local shops and café (with awesome coffee!) just at the end of the street.

Divinely simple to live in; being single level with an easy access, it is sure to win the 'people's favourite' award. This is a rare opportunity to secure an authentic Avalon Beach property in a coveted location, well suited to all demographics. Honestly, does it get any better than that? We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. prospective purchasers are advised to carry out their own independent investigations and enquiries.