

5a Catalina Crescent, Avalon Beach, NSW 2107

BLAKE

House For Sale

Sunday, 10 March 2024

5a Catalina Crescent, Avalon Beach, NSW 2107

Bedrooms: 3

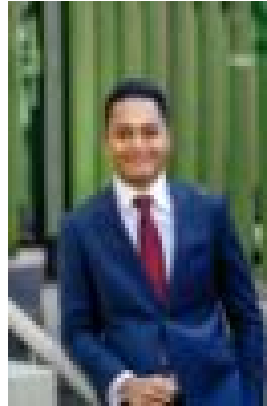
Bathrooms: 2

Parkings: 2

Type: House



Andrew Blake
0299734444



Zac Pearson
0299734444

Exclusive Preview

Sunny Catalina Crescent is coveted for its level, easy walk to everything we love about Avalon. No main roads between you and the beach and a shortcut into the heart of Avalon via the 'yellow brick road'. For most, the convenient position alone will seal the deal. In addition to holding one of the best locations in North Avalon, 5A Catalina also has bucket loads of charm. Lovingly renovated with coastal tones and high quality finishes, this original beach house has been completely transformed into an immaculate, contemporary home.

- 3 bedroom cottage joined by only one common wall (garage wall)
- North facing, lush level lawns and sandstone detail
- Fully enclosed level garden, great for children, pets plus a gorgeous deck featuring a relaxing spa
- Internal access from the double lockup garage with understair storage
- New fully ducted A/C throughout
- Quality Tasmanian Oak flooring
- Blissfully bright open plan living/dining and kitchen leading to a sunny pergola entertaining terrace
- Large kitchen with ample storage, Ceasarstone benchtops, European appliances and Gas cooktop will keep even the most dedicated cook happy
- Huge internal laundry with additional storage
- Contemporary full family bathroom with bath and separate shower
- 2 Queen sized bedrooms, plantation shutters, BIR Level 1 (just 8 stairs up)
- Enormous, luxurious parents retreat. The master bedroom is quietly positioned on its own level and includes a spacious brand new ensuite, his & hers walk in robe, plus clever additional storage. Sure to win the 'people's favourite' award, we can't imagine anyone not suited to this home. This is a rare opportunity to secure an authentic Avalon Beach property well suited to investors, young families, weekenders and downsizers alike. Divinely simple to live in, on a level plot, a short walk from the beach and shops, you're going to feel right at home from the minute you first lay eyes on 5A Catalina Crescent.

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.