

# 72 Cabarita Road, Avalon Beach, NSW 2107

## House For Sale

Tuesday, 2 January 2024

72 Cabarita Road, Avalon Beach, NSW 2107

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1207 m2**

**Type: House**



James Baker  
0299186700



Lyndall Barry  
0299186700

## **Auction Guide \$4,500,000**

Positioned with a northeast aspect in a prized waterfront setting, this home boasts unobstructed views across Pittwater and level lawns to the shoreline. Tucked into a private drive, the design cascades over three levels, with every room in the house spilling out to sun-washed decks and those amazing views. Solid and substantial, it's got great bones and would make a fabulous weekender; with a few creative updates, it's got the potential to be a holiday retreat or main home that becomes a generational treasure. - Space, light and dimension; an innovative, modernist design- Absolute waterfront position; level lawns meet the shoreline- Never-to-be-built-out views across Pittwater to Careel Bay- Soaring ceilings, glass-wrapped interiors, dual living zones- Every room in the residence extends out to waterfront decks- Spacious atrium kitchen with Miele appliances, casual dining- King-sized bedrooms with views, deck access and built-ins- Master ensuite, wood fireplace, air conditioning, guest w/c- Double carport with internal access + room for pool (STCA)- Potential to put in place boating facilities (STCA)- Opportunity to move in now while make updates over time

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 \$3,847pa Water Rates \$693pa