

**85 Palmgrove Rd, Avalon Beach, NSW, 2107**

**Sold House**

Monday, 15 May 2023



85 Palmgrove Rd, Avalon Beach, NSW, 2107

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Steven Crooks  
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Gary Woodward

## Walk into Avalon.

Adjoining bushland reserve with leafy outlooks at every turn, this fabulous family home provides a haven of modern versatility, laid-back luxury and complete privacy. Showcasing a sweeping open floor layout with easy flow to treetop decks plus a separate studio retreat, its peaceful and secluded setting is within an easy stroll of the primary school, village and beach.

- Adjoins Angophora Reserve with leafy views down the valley
- Generous living space flows to a wrap-around entertainers' deck
- Banquet-sized dining room links the living area and kitchen
- Granite/gas kitchen with dishwasher and servery to dining room
- Parent's retreat with walk-in robe, ensuite and private deck
- Two further bedrooms with built-ins in the main residence
- Separate studio with living space, bedroom and bathroom
- Stylish modern bathrooms, cosy slow combustion fireplace
- Timber flooring, skylights, ceiling fans and plantation shutters
- Short stroll to Avalon Public School
- Only a 5 minute wander to Avalon Village or Avalon Beach
- Double carport, set on 1,552 sqm with near level lawn area