

**9 Dress Circle Road, Avalon Beach, NSW 2107**



**House For Sale**

Friday, 24 May 2024

9 Dress Circle Road, Avalon Beach, NSW 2107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Greg Griffin  
0299189933



Chyna Schreiber  
0299189933

## **Auction Wed 26th June 6pm In Room**

This beautifully renovated Avalon weatherboard cottage seamlessly blends classic charm with modern style. Situated on a sun-drenched 1,220sqm north-facing parcel, the home offers privacy and elegance. The stylish interiors feature vintage design elements and artisan finishes, using an organic palette of timber, marble and aged brass. The single-level layout is family-focused, with a seamless indoor-outdoor flow to a sprawling backyard and sunny front balcony that offers views of Bangalley Headland, ocean glimpses and refreshing sea breezes. This immaculate property is conveniently located minutes from the heart of Avalon Village, Avalon Public School, trendy seaside cafes, and Avalon Beach.- Tastefully renovated with quality finishes and fixtures using a natural palette of materials - Elevated level living surrounded by lush greenery from all aspects - Light and airy free-flowing living/dining area with working fireplace- Designer Viola stone finished kitchen anchors the living space- Australian hardwood floorboards, high ceilings and tumbled marble tiles- Master with ensuite, underfloor heating and marble powder bay- Tranquil main bathroom with a lavish freestanding bath and skylight- Two defined living areas offer easy flow to an expansive child-friendly yard- Established tropical gardens, outdoor brass hot and cold shower - Home office, garage with ample storage for surfboards and bicycles Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries.