

# 9 Whale Beach Road, Avalon Beach, NSW 2107

## House For Sale

Thursday, 16 May 2024

9 Whale Beach Road, Avalon Beach, NSW 2107

Bedrooms: 5

Bathrooms: 3

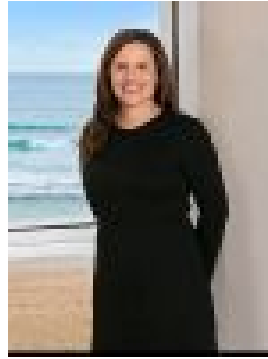
Parkings: 2

Area: 607 m2

Type: House



James Baker  
0299186700



Lauren Garner  
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## **Auction Guide \$2,525,000**

Presiding over a prime corner block in North Avalon's 'golden triangle', this lovely North Avalon beach house offers dual street access and a free-flowing layout that's just perfect for an active family's lifestyle. With a spacious second family room/teen retreat at entrance level, the split-level design features open plan living, with interiors spilling out to sunlit alfresco decks and beautifully landscaped gardens. It's just the way you'd imagine a classic beach house would look and feel – a light and airy home framed with glass-wrapped living spaces, blanketed with hardwood floors and crowned by skylit ceilings. It's an outstanding location – just a short stroll or bike ride from a great choice of beaches, parks, transport, cafes and nearby shops. - Prime corner block, north facing with dual street access. R2 Zoning- Well-zoned layout with open plan living with two distinct living areas (one currently used as a teen retreat) and bathrooms on every level.- Split-level; main floor connects to expansive alfresco deck- 607sqm block is fully fenced with level, child-friendly lawns- Bifolds, skylights, plantation shutters and hardwood floors- CaesarStone kitchen includes Smeg gas range + breakfast bar- North-facing master suite; private deck, lush green outlook- Five bright double bedrooms in addition to a home office- Newly painted exterior, air con, automatic irrigation system- Double carport; easy stroll to beaches, shops, schools, parks and buses

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 \$2,205pa Water Rates \$686pa