

97 Marine Parade, Avalon Beach, NSW 2107

Cunninghams

House For Sale

Thursday, 13 June 2024

97 Marine Parade, Avalon Beach, NSW 2107

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 914 m2

Type: House



Jonathan Fletcher
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Expressions of Interest

FIND. An exceptionally rare opportunity to acquire an absolute oceanfront property on one of Avalon Beach's most prestigious streets. Perched on a near-level 910sqm block, this expansive and timeless family home boasts uninterrupted ocean vistas from its perfect northeast aspect. Unrivaled in its coastal position, this stunning residence experiences both breathtaking sunrises and mesmerising sunsets, while being a stone's throw from Bangalley Reserve and a leisurely stroll to the beach.

LOVE. From its awe-inspiring views to its grand scale, this beachside haven epitomises the essence of a prestige property. Both the ground and first floor living spaces seamlessly flow onto expansive indoor-outdoor ocean-facing terraces, creating a private setting for spectacular entertaining. Five generously-sized bedrooms with built-in wardrobes and four bathrooms comfortably accommodate guests or a large family, while the oversized master suite features a walk-in-robe, ensuite, and secluded panoramic views.

- Unparalleled ocean views, unbeatable aspect
- Expansive entertaining terraces, private and sun-drenched
- Generous sunlit level lawn and sparkling in-ground pool
- Defined lounge and dining areas with seamless outdoor flow
- Sleek stone kitchen equipped with high-end European gas appliances
- Luxurious master suite with walk-in-robe and ensuite
- Separate rumpus flowing onto covered terrace
- Gas heating, ample storage throughout
- Double garage, additional off-street parking for two cars
- Level access on entry
- Classic architecture with boundless potential to renovate or modernise
- Idyllic family home or an unforgettable holiday retreat

LIVE. Experience the ultimate beachside life in an ultra-convenient precinct, just moments from the vibrant village, top-rated schools, and trendy restaurants, yet tucked away in complete privacy. With nothing between you and the magnificent blue horizon, immerse yourself in a world where you can live, work, and play while facing the ocean and basking in the sun, with abundant space to share with your family and friends.

RATES/SIZE: Water rates: Approx \$171.00 pq Council rates: Approx \$1,074.00 pq Size: Approx 910 sqm

ABOUT THE AREA Local Transport:- L90 bus to city and Westfield Warringah Mall Shopping & Dining:- Avalon Beach Village shops and cafes- North Avalon Shops- United Cinemas Avalon Beach Schools:- Avalon Public School- Barrenjoey High School- Maria Regina Catholic Primary School

WHAT THE OWNER LOVES: Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.