

Address available on request, Avalon Beach, NSW



2107

Sold House

Monday, 23 October 2023

Address available on request, Avalon Beach, NSW 2107

Bedrooms: 3

Bathrooms: 1

Area: 999 m2

Type: House



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\$3,400,000

Blank Canvass - Level Block - North to Rear - Walk to Beach At circa 1000sqm of level land with the prized 'north to rear' aspect, the scope and potential is limited only by your imagination and budget. Offered for the first time since 1960, when there were no fences and the shack up the back was the original home, this property is one of the few remaining, under-capitalized larger blocks in North Avalon. Recently rejuvenated with a fresh, cool finish, the original single level home with polished floors, large windows and new kitchen and bathroom could be a brilliant first home or rental while plans are prepared and approved. Dimensions as per original 1948 plan of subdivision: Frontage - 16.459 m Depth - 60.96 m Area - 999.1 sqm Approximate distances: Neighbourhood shops: 130 m Bus stop: 245 m Avalon beach: 600m Woolworths: 1.4 km With the availability of dual occupancy DA approved (lapsed) plans from one of the Northern Beaches finest award winning architects, Mark Hurcum, this property may suit multi generation living or home and income with the realisation of visionary MHDP's design. STCA See: <https://mararaestate.com.au/Council Rates>: \$2,869.37 per annum Water Rates: \$693.16 per annum Land Area: 999.1 sqm Contact Nick Scarf - 0411 197 486 Marco Bonetti - 0450 575 467 DISCLAIMER - The information contained in this media including but not limited to any property description, drawing, survey or image has been provided to us from sources we believe to be reliable. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All measurements, distances, areas and time references are approximations only. All interested parties should make their own inquiries in order to determine whether or not this information is in fact accurate.