

4 The Knoll, Avalon Beach, NSW 2107

Laing + Simmons | Young Property

House For Sale

Wednesday, 19 June 2024

4 The Knoll, Avalon Beach, NSW 2107

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 790 m²

Type: House



Amy Young
0422225227



Matthew Young
0418723232

For Sale \$3,750,000 to \$4,050,000

Rarely does an opportunity arise to own a 10-year-old home nestled in a serene cul-de-sac, offering a safe haven for family play time or to learn bike riding. With its generous floor plan, this full brick home can accommodate up to six bedrooms, including self-contained accommodation with a separate entry. The open-plan living and dining area presents a tree lined and ocean horizon, framed by double glazed western cedar windows above timber flooring. The lush native gardens house visiting bird life each afternoon. Flowing seamlessly from the dining area is a travertine patio for entertaining and enjoying the serene landscape views. The kitchen, featuring a stone-topped bench, ample storage, and Miele appliances, is designed for both functionality and style. The master bedroom on the upper level offers panoramic views, complete with ensuite and walk-in wardrobe. An adjoining sitting room opens onto a wraparound balcony, serving as a private retreat or an extra bedroom. Each family bedroom enjoys garden vistas, while the main bathroom offers ample space. The second living area, bathed in natural light, doubles as a home office. The sun-drenched front patio provides a tranquil spot to unwind amidst bird songs and a soothing water feature. The property has a gentle slope, sprawling lawns for outdoor play and multiple outdoor areas tailored for gatherings. Sustainability is at the forefront, with features such as the 13,000-litre water tank, solar hot water system, and concrete slab foundation. The home is well situated, to Angophora Reserve (500m) and Avalon's vibrant shopping village (800m), high quality schools and Beach. Key features include: + Spacious 5-6 bedroom home with district views + Dual living areas with access to native gardens + Master bedroom with wraparound balcony and stunning views + Multiple expansive outdoor entertainment areas + Self-contained studio with bathroom and kitchenette + Double garage with internal access and parking for 7+ cars + Walking distance to Avalon Beach (1.1km) and village (800m) + Proximity to Angophora Reserve (500m) Disclaimer: All information has been sourced from reliable outlets; however, we do not guarantee its accuracy. Prospective buyers should perform their own due diligence.