

# 47 Cannes Dr, Avalon Beach, NSW, 2107

## House For Sale

Friday, 9 August 2024

47 Cannes Dr, Avalon Beach, NSW, 2107

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



James Baker  
0299186700



Lauren Garner  
0299186700

## Great design, unrivalled privacy, stunning parcel

With a landholding that spans over 2,200sqms, this truly captivating home delivers vast northeast views across the valley to the sea. It's a fabulous retreat in every sense of the word, offering a generously scaled layout with a premium quality design and expansive decks wrapping around the interiors. This is such an easy and relaxed home to live in – the fluid, open floorplan is flooded with natural light, whilst the split-level design creates an unrivalled connection between multiple living zones and the surrounding tropical landscape.

- Northeast aspect; 2,200sqm, panoramic views across the valley
- Exceptionally well-designed home; ease of split-level layout
- Bifolds across main living areas to vast entertaining deck
- Skylit interiors, dual living zones, polished hardwood floors
- Open plan island kitchen features both Smeg + Neff appliances
- Upper level double bedrooms with built-ins and deck access
- King-sized master suite; handy kitchenette on bedroom level
- Jetmaster wood fireplace, air con, loft storage + wine cellar
- Rinnai instant hot water system, water tanks, beach shower
- Wide, circular driveway; easy access and room for five cars

### 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 \$1,942 pa

Water Rates \$686 pa