

**55 Arden Avenue, Avoca Beach, NSW, 2251**



**House For Sale**

Friday, 25 October 2024

55 Arden Avenue, Avoca Beach, NSW, 2251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michelle Emery

## Unique investment opportunity

North east facing coastal holiday cottage offering a rare opportunity with breathtaking panoramic views of the ocean and Avoca Beach, this original gem embodies the true essence of coastal living. Nestled at the end of a quiet cul-de-sac, with dual street access from both Fairscene Crescent and Arden Avenue, set on a generous 815sqm block with huge dual home potential (STCA).

- Offering exceptional beach and ocean views from all levels
- Explore the exciting possibility of subdividing the property (STCA)
- Large master bedroom with ensuite and stunning ocean views
- Two spacious bedrooms feature built-in wardrobes and balcony
- Lower level study space, ample storage, landscaped gardens
- Open plan living and dining seamlessly flow onto entertaining deck
- Versatile additional living area/studio on the lower level for guests
- Original character could be incorporated into stunning renovation
- Enjoy a prime location with great potential for redevelopment
- Just moments away from local shops, cafés, schools and surf club

### KEY DETAILS:

Council Rates \$3,839pa

Water Rates \$1,147pa