

**13/82 avalon Parade, Avalon Beach, NSW 2107**



**Unit For Sale**

Friday, 5 July 2024

13/82 avalon Parade, Avalon Beach, NSW 2107

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Kathryn Hall  
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## Expression of interest - Retirement

Ground Floor, Beautiful Tropical Garden Outlook, North Aspect Live a luxurious best life for the rest of your life in this superbly presented, and fully renovated ground floor, strata title unit located in the extremely desirable east end of Pittwater Palms, just an easy level stroll to the village shops, cafes, Avalon beach and transport. Pittwater Palms is an over 55 lifestyle village, tucked privately away in the heart of Avalon Beach that offers a fabulous location, beautiful garden surrounds, excellent additional community facilities and the comfort of independent living with support if and when you need it. This large ground floor 1 bedroom unit is flooded with sun all day long, and offers a cool respite in the summer months with beautiful summer breezes, and sheltered from winter westerlies. Accommodation:- Direct level access- Elegant entrance foyer- Light filled lounge and dining room that opens up and flows out to a beautiful, level garden terrace- Spacious, stylish, modern kitchen with breakfast bar- King sized main bedroom with ample built floor to ceiling wardrobes - Study/home office with ample storage - Large refurbished bathroom with internal laundry - Rare large garden patio leading directly onto lush gardens- Lock-up secure garage with auto door Facilities Available- Village Management, 24 / 7 availability - Heated indoor pool and spa- Recreational facilities- Library- Arts room- Club lounge- Level 700 mts walk into Avalon Village- Village transport available for shopping and arranged social activities - Additional options to value add in regards to care packages and care services - A great village community Outgoings:- Council: \$404.00 pq approx- Water: \$171.00 pq approx- Levies \$1662.00 pq approx- Management Fees: \$312.00 pq approx DISCLAIMER: The information in this article is of a general nature. While care has been taken preparing this information Kathryn Hall Real Estate does not warrant, represent or guarantee the accuracy, adequacy, completeness or fitness of the information given other purpose that the article may be used. Kathryn Hall Real Estate accepts no liability for any loss or damage (whether caused by negligence or not) resulting from use of information.