



3/91 Avalon Parade Avalon Beach NSW 2107

 3  3  0

LEASED BY LILIANI LAPA 0402 424 312

Date available: 1 February 2018

[Book Inspection](#)

DEPOSIT RECEIVED

This delightful, light-filled and free flowing home is one of just three in an exclusive over 55's townhouse development. Situated at the rear of the block, away from the road, and with no-one walking to your door other than you. You will love this slice of paradise!

Ideally located, an easy level walk to Avalon's vibrant village and beach, and only a short distance to the Avalon Sailing Club and The Royal Avalon Golf Course, also just nearby.

Approached through mature communal gardens, you enter via a large flexible light-filled living space, with huge bi-fold doors on three sides. Blackbutt floors throughout the lower level add warmth, and a well-appointed open-plan kitchen flows perfectly to a large sunny indoor and outdoor space.

The huge master suite with vaulted ceiling and large robe offers access to a sunny balcony. There's a vast en-suite in which you can bathe - like Tarzan (or Jane) - amid the treetops. Both of the other bedrooms are very generous doubles, with built-in-robos and high quality cabinetry, allowing flexible use. A further bathroom and linen cupboard will mean guests are easily accommodated.

In-sight, but discreet, are built-in speakers, there's reverse cycle air-conditioning, Bosch kitchen appliances, limestone

tiles and surfaces, and sandstone retaining walls in the garden.

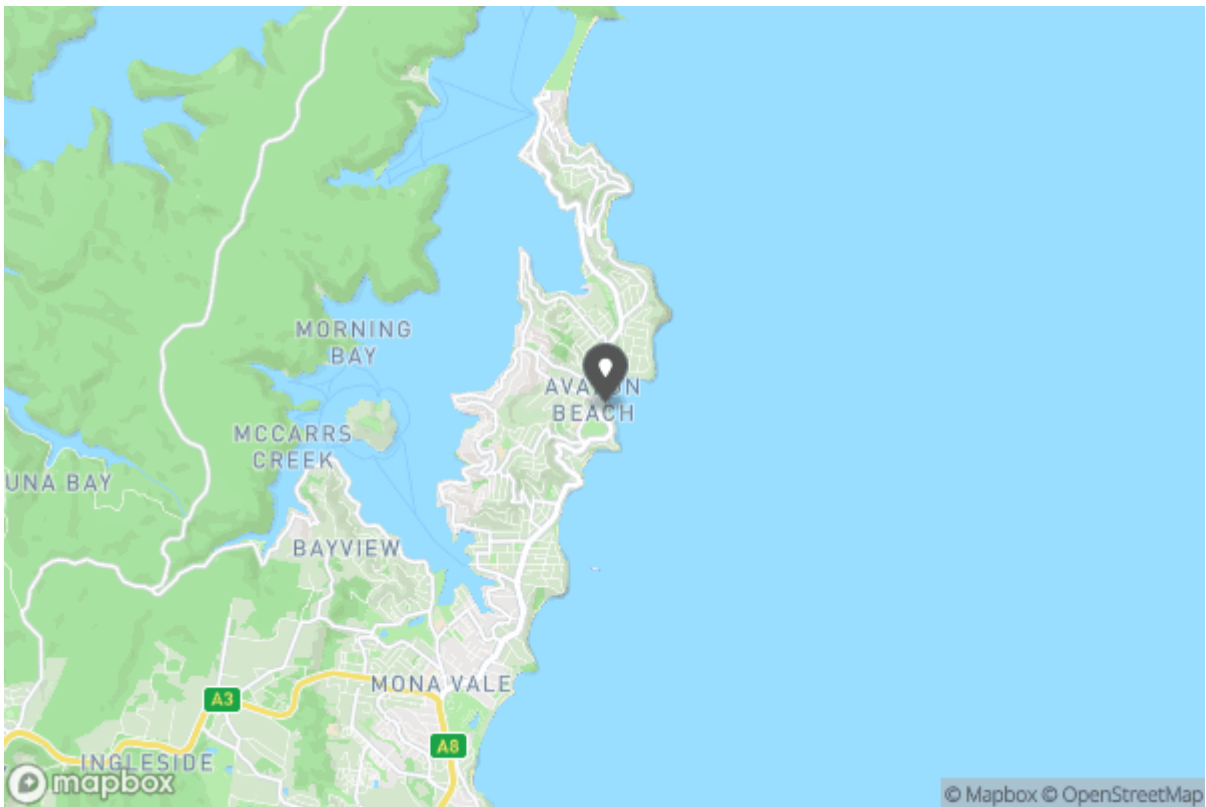
Out of sight, in the secure basement car park, there is a lock-up garage, a designated car space.

- Generous and flexible living space, inside and out with natural cross ventilation
- Private elegant courtyard garden, sunny North East aspect
- Three generous bedrooms, huge master with vaulted ceilings
- Three quality bathrooms, the lower with concealed laundry facilities
- Easy 5 minute level stroll to village shops, city buses, restaurants, cinema, cafes and the beach

Gallery



Location Map



Floor Plans



Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.
www.visionphoto.com.au

3/91 AVALON PARADE, AVALON
APPROX. INTERNAL FLOOR AREA: 167 SQM





Don't forget to
confirm your
inspection by
SMS or email

Liliani Lapa

lil@shores.com.au

(02) 8355 7955
Suite 4, 27 Old Barrenjoey Road
Avalon Beach NSW 2107

Why Book with Shores Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone.

When you do, you will receive an immediate response confirming your booking via email and SMS.

Should the property be leased, the inspection time changed or cancelled for any reason,
you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable.

As part of your booking, we will send you reminders of the inspection as well as

directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications
details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=AB-C21AVALON&uniqueID=1P0766>