



33 Parr Avenue North Curl Curl, NSW



### Views, Spacious, Opportunity, Uniquely North Curl Curl

Exuding an inviting coastal charm, this two storey family home delights with lovely details, lots of space and a convenient location. Offering a flexible floor plan to suit the requirements for the extended family, providing the bonus option of a teenager's retreat, in-law accommodation.

- Solid residence with multiple indoor and outdoor entertaining areas
- Suitable for two families, families with teenagers or live-in in-laws
- Move in ready, freshly painted, new carpet and new fixtures and fittings
- Two living and dining areas, one with adjacent study nook
- Large balcony with far-stretching district and ocean vistas
- All bedrooms feature built-ins, three with ensuite bathrooms
- Low maintenance, child-friendly backyard with grassed area
- Nestled in a quiet street, short walk to North Curl Curl Beach, shops and buses

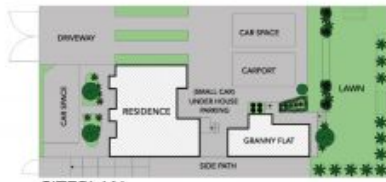
**Price:** Contact Agent  
**Council Rates:** \$746.00 p/q  
**Water Rates:** \$172.00 p/q



**Simone Sinclair**

0405 470 250





SITEPLAN



GRANNY FLAT



FIRST FLOOR



GROUND FLOOR



TOTAL LAND AREA : 592 SQM  
 TOTAL LIVING AREA : 229 SQM

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

33 Parr Ave, North Curl Curl  
 stonerealestate.com.au

Produced by DIAKRIT



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

**33 Parr Ave, North Curl Curl**  
stonerealestate.com.au

Produced by DIAKRIT