



3 Elvina Avenue Avalon Beach, NSW      5      4      3

### Quintessential Avalon beach house

This is what Avalon Beach living is all about. Exuding an inviting coastal charm, this split-level Avalon beach house delights in the detail with creative space and a convenient location. Offering a flexible floor plan to suit the requirements for the extended family, with a freestanding studio with side access providing the bonus option of teenage retreat or in-law accommodation. Walking distance to Careel Bay, North Avalon Beach, tennis courts, playing fields, bus, local schools along with village shops and cafes Avalon is most famous for.

**Price:** Contact Agent  
**Council Rates:** \$480.00 p/q  
**Water Rates:** \$172.00 p/q



**Trent McKay**  
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LOWER LEVEL

LOWER LEVEL

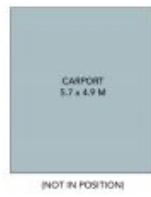
UPPER LEVEL



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.

**3 Elvina Avenue, Avalon**  
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Produced by DIAKRIT



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.

