



21a Capua Place Avalon Beach, NSW



## Exceptional Value

An Affordable Avalon Lifestyle. Consider this.

If you are thinking about buying a unit or a townhouse, this is well worth your inspection. It is a Torrens Title property therefore; no strata fees and plenty of room in the garden to potter or for your pet to run around.

ENTER along private drive after number 11 or stair accessible from cul-de-sac marked 21.

This beautiful home offers a relaxed lifestyle without compromising on space, light and style.

A surprising and stunning split level and open plan design duplex with gorgeous timber floors throughout.

Relaxing private and sunny decks spill from the dining and both bedrooms bringing the outside in.

This timber pole home, designed as a duplex, shares its space among tropical gardens.

- Gourmet kitchen with walk-in pantry feature breakfast bar
- Sunken & spacious lounge room is overlooked from the dining

**Price:** \$1,525,000  
**Council Rates:** \$385.40 p/q  
**Water Rates:** \$160.18 p/q



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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Lower Ground Floor



Ground Floor



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.