



14 Deborah Avenue Thirroul, NSW 4 3 2

SOLD BY STONE REAL ESTATE | ANGELA BOLTON & EMILY BOLTON

Price: \$1,950,000

Versatile opportunity in an exclusive beach suburb

A coastal classic with its lush bush setting and expansive ocean view, this quality home provides impressive volumes of space for modern entertaining and retreat. Readily adaptable for dual living with a fully self-contained lower level, it brims with lifestyle appeal, just 700 metres from Thirroul Public School, only minutes to Thirroul village, shops, cafes, beaches and the express train to Sydney.

- Captivating brick veneer residence in the leafy Thirroul foothills
- Peaceful and private 1486sqm block (approx.) set back from the road, elevated front outlooks to ocean
- Wonderfully oversized design with lounge + dining, wraparound deck
- Beautiful kitchen featuring Caesarstone benchtops, a gas hob and dishwasher
- Master bedroom complete with tiled ensuite; generous robes throughout
- Office/storeroom, 7x7m double garage, versatile in-laws or income potential



Angela Bolton

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Emily Bolton

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14 Deborah Avenue
Thirroul



Ground Floor



1st Floor



Site Plan



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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Ground Floor



1st 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.