



71 Dolphin Crescent Avalon Beach, NSW



Coastal Connection

This property combines relaxed coastal living with the convenience of nearby amenities. Every space has been considered here through stylish design, allowing natural elements to create serenity. A beautifully designed 5 bedroom home offering an ideal blend of modern living spaces, lush tropical gardens and captivating views across to the Pacific Ocean and Avalon district.

- Four bedrooms for family comfort; ensuite, walk-in & balcony off master
- Office or 5th bedroom; large 2-way main bathroom + powder room off bedroom 4
- Two generous living areas combine an open plan layout
- Spacious covered and enclosed entertaining area bringing the outdoors in
- Encompassing beautiful ocean and district views
- Tranquil tropical gardens abound with serene Balinese gazebo for reflecting
- A key entertainer with various zones, elevated dining and bar area
- Garaging for 3 cars plus single carport space, ample storage areas included

Price: For Sale Guide \$2,600,000
Council Rates: \$509.21 p/q
Water Rates: \$158.45 p/q



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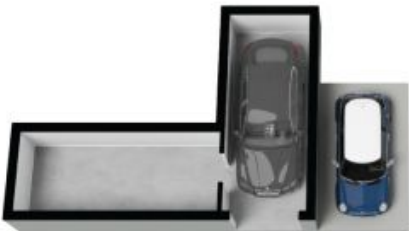
71 Dolphin Crescent
Avalon Beach



Upper Level



Living Level



Ground 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.

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STONE

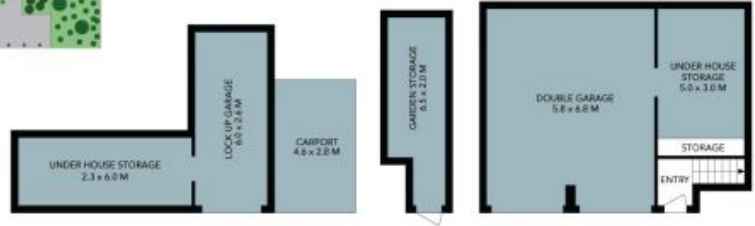


Upper Level



Site Plan

Living Level



Ground Level



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.