



3/3-5 Tramway Road North Avoca, NSW 4 2 2

Lakefront home only 200m to Beach

- A mere 2-minute walk to North Avoca Beach.
- Serenely situated at the end of Tramway Road in a peaceful pocket.
- An exceptionally rare opportunity.
- Private access to North Avoca Lake and lakefront reserve
- Four spacious bedrooms, two of which boast their own private balconies, with ensuite accompanying the main bedroom
- The expansive, secluded courtyard is surrounded by lush tropical foliage, enhancing your outdoor living experience.

Price: \$1,950,000 - \$2,050,000
Council Rates: \$1,710.96/year (approx)
Water Rates: \$912.89/year (approx)
Strata Rates: \$1,700.00 p/q



Brent Pilkington

0410 872 541



Christel Renton

0417 208 314

3/3-5 Tramway Road
North Avoca



INTERNAL: 273sqm
EXTERNAL: 137sqm

PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.

