

STONE



87A George Street Avalon Beach, NSW

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## The Perfect Downsizer

Entry via Therry Street side. Step into your own piece of paradise with this stunning duplex positioned over a level block. Embrace the tranquil ambiance of Avalon living as you wander through the lush, tropical and vibrant gardens reminiscent of Bali's serene landscapes.

This enchanting home boasts three spacious bedrooms, ample living space that spills out to a gorgeous covered entertaining deck. Enjoy the convenience of single level living with a double lock up garage and no strata fees! Could this be the best entry level buy into an Avalon home? Don't miss this rare opportunity to upsize, downsize, simply live or weekender away.

- Three bedroom with built-ins and plantation shutters
- Spacious combined living and dining
- Great sized kitchen completed with extensive cupboards and bench space
- Covered entertaining deck for year round relaxing or BBQing
- Stunning tropical gardens reminiscent of Bali and all fully fenced
- Full bathroom is oversized and the laundry host an extra WC
- Internal access from the double remote control garage

NB: Company Title

**Price:** \$1,800,000  
**Council Rates:** \$340.74 p/q  
**Water Rates:** \$173.29 p/q



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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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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.