CENTURY 21 The Property Partnership
Shop 1A, 24 AvalonParade,
AVALON NSW 2107

1 Patrick St, Avalon Beach, NSW 2107

Sold - $3,000,000

House 4 2









Coastal Luxury with Flexible Family Living

Perfectly positioned to capture the light and outlook from its elevated setting, 1 Patrick Street is a great family home that offers sweeping district views from nearly every angle. Designed with both style and function in mind, this sophisticated coastal retreat is ideal for a variety of buyers - from growing families and multi-generational households to savvy investors looking for dual-living potential.

Open for Inspection

By Appointment.

Step inside to discover a sleek, open-plan layout that flows effortlessly from the light-filled living and dining zones to an expansive entertainer's terrace - the perfect spot to soak in the lovely outlook and gentle sea breeze. At the heart of the home is a state-of-the-art Miele kitchen with polished granite benchtops, offering a culinary space that's as elegant as it is functional.

The versatile floorplan includes a lower-level retreat featuring three spacious bedrooms, a second living area or rumpus room, and kitchenette - ideal for teenagers, in-laws, or guest accommodation. This self-contained space adds valuable flexibility, while the generous 677sqm parcel opens the door to future potential, including the possibility of adding a completely seperate backyard cabin.

Finished with solid materials and attention to detail throughout, this residence delivers the best of Avalon living - just a level 10-minute stroll to Avalon Beach and the Avalon village with its boutique shops, cafes, and schools.

Features include:
- Elevated setting with sweeping ocean and district views
- Chic open plan living, dining, and kitchen layout
- Miele appliances and granite finishes in the designer kitchen
- Deep entertainers' terrace with sunny elevated outlook
- Versatile lower-level with 3 bedrooms, rumpus, and kitchenette
- Option for secondary dwelling on easy 677sqm corner block
- 10-minute level walk to Avalon Beach and village lifestyle

This is a rare opportunity to secure a beautifully appointed, move-in ready home with exceptional versatility and a very convenient location.

Listed By
The Office
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Listing Number: 3483642

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.