

13 Patrick St, Avalon Beach, NSW 2107

Auction

House 5 2 1



## The space and versatility every family is looking for

Soaking up a sunny north aspect, this lovely brick home delivers the kind of versatility and space every family's looking for; its blue-ribbon location is just a few steps from everyday essentials, while a short walk to the beach and village amenities. Spanning two fully self-contained levels, the flexible layout offers spacious living and entertaining areas with bedrooms on each floor; it's a great setup for multi-generational living, families with teens, or anyone working from home.

The gardens are a true highlight - a level, fully fenced retreat where mature frangipani line the property, and flowering natives add splashes of colour around the terrace and garden beds. This idyllic spot is made for long evenings dining under the stars, while north-facing verandahs capture the ocean views and coastal breezes. The large, practical kitchen is a blend of vintage and contemporary finishes; the cosmetic updates anchor it firmly in the present, yet there's opportunity and scope to further refine. It's a home that's ready to move straight in and enjoy now, offering potential to further capitalise with a few simple upgrades down the road, in one of Avalon's most desirable beachside pockets.

- Free-flowing layout; graceful archways and painted timber floors
- Super-functional floorplan; ideal for multi-generational living
- Sunny north aspect with ocean cameos from the upper level
- Wide, shady verandahs in front; large alfresco terrace in back
- Well-established gardens with level fenced lawns for the kids
- Potential for dual occupancy with separate rear entrance (STCA)
- Spacious kitchen; original fittings with contemporary updates
- Large, comfortable bedrooms; several open to verandah/terrace
- Built-in bookshelves, plantation shutters, single lock-up garage
- Walk-to-everywhere setting: beach, village, schools and parks

### Disclaimer:

All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent

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