

2/91 Avalon Pde, Avalon Beach, NSW 2107

Price Guide: \$3m

Townhouse 3  3  2 



## Exclusive Freestanding Townhouse in the heart of Avalon

Set within an exclusive collection of just three, this beautifully renovated over-55s townhouse delivers an effortless coastal lifestyle only 400m from the heart of Avalon Village. Immaculately presented and filled with north easterly light, the home has been thoughtfully refreshed throughout, creating a turnkey retreat defined by comfort, quality and understated style.

### Open for Inspection

Wed, 25 Feb 2026 - 12:00 PM to 12:30 PM  
Sat, 28 Feb 2026 - 12:00 PM to 12:30 PM

Freshly painted interiors, sanded and polished hardwood floors, plush new carpet and ceiling fans in every room - including the covered outdoor entertaining area - enhance the home's relaxed ambience, while outdoor heating ensures year-round enjoyment of the alfresco spaces.

Generous living areas open seamlessly to a private courtyard and garden, inviting an easy indoor-outdoor flow perfectly suited to entertaining or quiet afternoons at home. Upstairs, three spacious bedrooms provide peaceful accommodation, including a superb oversized master suite with spa ensuite and its own balcony.

Positioned for ultimate convenience, it's an easy level walk to Avalon's vibrant village cafes, boutiques and restaurants, with the beach just moments beyond.

- Blue-chip walk-to-everything address just 400m to Avalon Village and moments to the beach
- Recently renovated throughout and presented in immaculate condition
- Light-filled interiors capturing a prized north-east aspect
- Choice of alfresco courtyards for all-season entertaining
- Level lawn and landscaped gardens
- Seamless indoor/outdoor connection via wide bi-fold doors
- Gourmet gas kitchen with stone and timber finishes, breakfast bar
- Three generous bedrooms with built-in robes one includes a fitted study desk
- Master retreat with spa ensuite, extensive robes and private balcony
- Stylish bathrooms, internal laundry and hardwood timber floors
- Air conditioning, electric fireplace, plus gas bayonet and instantaneous gas hot water
- Two secure basement car spaces with level lift access
- Boutique collection of only three residences (over-55s community)

Disclaimer:

### Listed By

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