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

## 38a Bellevue Ave, Avalon Beach, NSW 2107

**Leased - $1,250**

Duplex 3 1








# Single Level Duplex with Coastal Charm

Situated in a quiet, leafy pocket of Avalon, 38A Bellevue Avenue is located within walking distance Avalon Beach, the village and the local school, offering a relaxed walk-everywhere coastal lifestyle. This single-level 3–4 bedroom duplex blends retro charm with fresh modern updates, featuring brand new carpet, fresh paint and a cosy fireplace, all set against a tranquil garden and leafy outlook.

**Open for Inspection**

By Appointment.

- Single-level 3–4 bedroom duplex (flexible 4th bedroom / office / second living)
- Two of the bedrooms consist of full wardrobe storage
- Brand new carpet and fresh neutral paint throughout
- Cosy fireplace in the main living area
- Light-filled interiors with garden and leafy outlook
- Neat, functional kitchen with dishwasher and good storage,
- Separate laundry room with direct access to outside drying area
- Large bathroom with separate bath, shower and storage
- Private garden area, ideal for relaxing or entertaining
- Tandem carport parking for two cars
- Walking distance to Avalon Beach and Avalon village shops, cafes and restaurants
- lawn and garden maintenance included

The flexible floorplan suits families, couples, downsizers or professionals wanting a home office or extra living space, while the peaceful, established street enhances the sense of privacy and retreat, yet keeps you close to schools, parks, transport and all the everyday amenities that make Avalon so desirable.

*virtual styling has been used in the photographs

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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.